

13. PUBLIC FACILITIES / SERVICES

Introduction

This section of the EIR evaluates the impacts that can be expected to public facility providers with implementation of the proposed Plan.

Each of the public facilities and services which will be needed in the Plan area is discussed separately below. Impacts are evaluated using a worst case analysis at maximum densities at buildout allowed by the Plan. Where appropriate, impacts related to planned land uses within the existing City limits are discussed separately from impacts in the proposed Sphere of Influence.

IMPACT EVALUATION CRITERIA

The following impact evaluation criteria are used throughout this section unless otherwise noted.

Significant Cumulative Impacts

Impacts as a result of Plan buildout both within City limits and combined with potential buildout under the City's Plan within the proposed Sphere of Influence are cumulative in nature. An overall cumulative impact results when buildout of the Plan will seriously affect the providing agency's ability to serve the entire community. In the past, increased tax revenues and development fees which could be expected from new development have averted cumulative impacts. However, when these standard fees are not expected to provide for increased needs or when the providing agency is already operating at or above capacity, cumulative impacts can be considered significantly adverse. Buildout of the Plan will make up part of a cumulative significant impact when it will contribute an adverse cumulative need expected in the future or if it will be contributing to an unmet need which already exists.

A second level of cumulative impacts are discussed in this EIR — combined City and County Buildout. This combination assumes buildout under the City's Plan for the entire proposed Sphere of Influence including City limits as well as the remaining area defined within the County's Auburn/Bowman Community Plan (generally north of Dry Creek Road).

Effectiveness of Mitigation

The ability to mitigate an impact to a public facility or agency is largely dependent on whether or not it can be reasonably assured that the improvement to the public facility will take place. In some cases, improvements can be required of individual developers on a case-by-case basis.

However, in general, whether or not the impact can be mitigated is largely dependant on the ability to collect fees toward the eventual improvement. There are generally two options:

1. Developers can fund facility development upfront and be reimbursed by future development, or
2. A cumulative mitigation fee can be established.

In many cases, option #1 is infeasible because of high costs. Under option #2, mitigation can only be assured in the context of an EIR if:

- 1) The fee is already in place;
- 2) The fee can reasonably be assured to be adopted in the near future and in time for adequate fees to be collected before the facility is needed.
- 3) Another financing mechanism can reasonably be assured.

In situations where the fee cannot reasonably be expected to be adopted or the facility cannot reasonably be expected to be constructed in the near future, impacts must be considered unmitigatable.

SCHOOLS

Introduction

The following section is based primarily on a report prepared by Jim Bush, Director of Facility Planning of the Placer County Office of Education for the City of Auburn General Plan (1993). Separate discussion of City and proposed Sphere of Influence impacts are not provided in this section because the various school districts include both areas. Additional growth is expected in both areas and concerns are related to overall increases in enrollment. However, the following student generation is expected to result from planned growth in the two areas:

Table 13-1

POTENTIAL STUDENT GENERATION FROM CITY AND PROPOSED SPHERE OF INFLUENCE BUILDOUT

	City Limits	Proposed Sphere of Influence	Total
Student Generation	6,567	7,368	13,935

SOURCE: Based on City of Auburn Proposed Land Use Designations & Placer County Office of Education Yield Ratios

Schools are provided in the Plan area through two (2) elementary districts, one (1) high school district and one (1) community college district.

The following table outlines the total number of schools in each district and the number of schools within each district that are physically located in the Plan area.

**Table 13-2
EXISTING SCHOOL FACILITIES IN
CITY OF AUBURN GENERAL PLAN AREA**

School District (SD)	Total School Facilities	City Limits	# of Sch Fac in Prop Sphere of Influence
Ackerman (k-8) Elementary SD	1	0	1
Auburn (K-8) Union Sch Dst	4	3	1
Placer (9-12) Union High SD	4	1	1
Sierra Community College Dist	3	0	0

SOURCE: Placer County Office of Education

The following is a summary of each school district which serves the Auburn area:

Auburn Union School District

All of this district's existing four schools serve the Auburn General Plan area. Three of these schools are physically located within Auburn city limits. The fourth school, Rock Creek (K-5) is located off Bell Road and falls within the City's Sphere of Influence. Over half of the district students are currently generated from housing in the City limits of Auburn. In the last eight years, enrollment in the Auburn Union School District has grown from 2079 (1985) to 2860 in 92/93, a 27% increase.

**Table 13-3
AUBURN UNION SCHOOL DISTRICT CAPACITY**

School	State Capacity	District Capacity	1992/93 Enrolmt	% State Capacity	% District Capacity
Alta Vista (K-5)	394	394	479	122	122
Skyridge (K-5)	220	195	629	281	323
Rock Creek (K-5)	789	690	905	115	131
E.V. Cain (6-8)	604	562	847	140	151
Totals	2,007	1,841	2,860	143%	155%

Note: Does not include non-state approved trailers.

Table 13-4
AUBURN UNION SCHOOL DISTRICT CLASSROOMS

School	Perm.* Classrooms	Relocatable Capacity	Trailer Classrooms	State Emergency Portables	Total
Alta Vista (K-5)	10	2	2	4	182
Skyridge (K-5)	0	6	15	0	21
Rock Creek (K-5)	23	0	2	11	36
E.V. Cain (6-8)	17	3	1	10	31
Totals	50	11	20	25	106%

Note: 46% Permanent Classrooms.

SOURCE: Bush, Placer County Office of Education

Funding. The District currently collects State developer fees at \$1.60/sq.ft. (includes \$.60/sq ft additional fee per SB1287) for new residential construction and \$.16/sq.ft for commercial construction. The District has adopted a facility financing program through the creation of a Mello-Roos Community Facilities District (CFD) that includes conditioning all future projects that create new residential lots to join the District's CFD. The program provides enough local funding for portable school costs for all future projects which need a subdivision map, parcel map or specific plan approval. (The remainder is expected to come from State funds.)

Ackerman Elementary School District

The District serves the Bowman area with one (1) K-8 school. The school is located on Bowman Road next to Interstate 80, outside the current city limits of Auburn, but in the City's proposed Sphere of Influence. In the last six years, enrollment in the Ackerman Elementary School District has grown from 263 in 1987 to 354 in 1992, a 26% increase. It is projected that the District will grow to over 500 students in the next ten years.

Table 13-5
ACKERMAN ELEMENTARY SCHOOL DISTRICT CAPACITY

School	Capacity	Enrollment	% of Capacity
Ackerman (K-8)	283 (septic limit)	354	126%

Table 13-6
ACKERMAN ELEMENTARY SCHOOL DISTRICT CLASSROOMS

School	Permanent Classrooms	Relocatable Classrooms	Trailers Classrooms	State Emergency Portables	Total
Ackerman	9	5*	1	0	15

* This includes one double-wide trailer owned by the County.

Funding. The District currently collects only the State allowed mitigation fee of \$1.60/sq.ft. of residential development .16/sq.ft. of commercial development. Recent State legislation (SB1287) allows the District to collect up to \$0.60 in additional developer fees per square foot.

The Placer Union High School District.

The Placer Union High School District serves a number of communities from Loomis to Colfax. In the Plan area, Placer High School provides for grade 9-12 students. In addition, Chana Continuation High School is located in the Plan area. The table below outlines each school in the District.

**Table 13-7
PLACER UNION HIGH SCHOOL DISTRICT ENROLLMENT**

School	1991/92 Enrollment	State Capacity	% State Capacity
Placer High School	1,428	1,390	103
Del Oro High School	1,308	1,084	121
Colfax High School	769	626	123
Chana High School	302	105	288
TOTAL	3,807	3,205	119%*

*The District's capacity is currently 3,205 which means the District is currently operating at 119% of capacity.

SOURCE: Placer County Office of Education

Funding. The District has established a facility financing program that would allow the District to collect developer fees in excess of the statutory fee authorized by Government Code section 53080 and 65995 of \$1.65 per square foot. The financing plan would only finance 70% of the cost of portable facilities for students generated from new development. The financing plan provides the following one-time fee*:

- Single Family Unit \$3,592/one-time fee
- Duplex Unit \$2,671/one-time fee
- Multi-Family Unit \$677/one-time fee

* Annual inflation increases effective July 1st of each year.

However, the District has suspended collection of these fees due to new legislation (SB1287) passed in September 1992. SB1287 allows districts to add an additional fee of up to one dollar (\$1.00) per square foot to the current limit of \$1.65/square foot. The District has agreed with the elementary feeder districts within its jurisdiction to split the new \$1.00 SB1287 fee. The District will collect \$0.40/sq ft and the remaining \$0.60/sq ft will go to the affected elementary school district. It should be noted that if the ballot measure provision of SB1287 fails to pass in the June 1994 election, the District will revert back to collecting developer fees in accordance with the facility financing plan outlined above.

Sierra Community College District

Sierra College moved from Auburn to Rocklin in 1961. At that time there were 1293 students, 260 of them attended in the evening. Rapid population growth and business-industrial expansion have had their impact on the college's enrollment, mission and programs. The college has grown from the 1300 students at the Rocklin campus in 1961 to 13,800 students in 1990, of which 5400 were taking evening courses. On a statewide average 5.5% of all adults attend community college. In the Auburn area there are currently 2100 students registered, representing about 13% of the total enrollment.

No formal campus sites are planned within the Plan area. However outreach programs are intended for the area and could have some land use implications. For example, expansion of contract education with local employers is planned.

The District also plans to offer more of its courses, programs and services in designated community learning centers. The District envisions these community learning centers as joint-use facilities to be used by the college, businesses, cities and community at large for a variety of purposes. These facilities are expected to be more cost effective because of multiple use while meeting students' needs closer to their homes and work. Cable television courses and other means of instruction could be provided in these community extension centers by Sierra College, CSU Sacramento, UC Davis and other educational providers. Conceivably students could earn a variety of degrees without having to leave their community.

Projected Enrollment. According to District Facility Planner Dr. Don Brophy, the District is expected to grow at a 5% growth rate. Dr. Brophy does not expect the District to maintain its historical 6-7% growth rate due primarily to the state of the economy.

Funding. The State of California provides funding to the community college districts from the general fund. The amount of funding is based on a complex formula calculated from average daily attendance (ADA). Some local funding is also provided but this represents a minor funding source.

District Issues. The primary district issues are related to enrollment and funding.

Impacts

INCREASED NEED FOR SCHOOL FACILITIES

Impacts and issues facing each school district as a result of growth in the Plan area are described below including a discussion of how the Plan attempts to address the issues.

1. Auburn Union School District

- a. **New schools needed — site availability.** Within the Auburn Union School District K-8 enrollment is expected to grow from 2,860 students currently (1992) to 4,871 students, or 58% within the next ten years. This increased enrollment is expected to come from growth within City limits as well as within the proposed Sphere of Influence.

The District estimates this growth will result in approximately 1500 new K-5 students and 511 6-8 grade students. Based on these enrollment projections, the District has estimated that three new elementary schools (K-5) and one new middle school (6-8) will need to be located throughout the District within the next ten years to house these new students. District Facility Planner Jim Bush indicated the AUSD could increase the capacity of the District by approximately 15% if they implemented year round scheduling (Rock Creek is using year round schooling). However, Mr. Bush indicated year round schooling would not reduce the need for the four new schools.

The District has indicated that two of the new school sites needed at District buildout should be located in the north Auburn area and one elementary school and one middle school needs to be located in the south area. (Two are proposed within existing City limits.) The proposed Plan identifies five potential school sites in the north Auburn area. Two school sites are shown in the southern area. According to District Facility Planner Jim Bush, these sites are adequate to meet the ultimate needs of the Auburn Union School District in the Plan area at buildout. Mr. Bush has indicated that these locations are conceptual with their exact location to be determined later on a site-specific basis as development is proposed and as the District works on site acquisition. However, only minor adjustments are expected in their location.

Mr. Bush feels that the fact that these potential school sites are shown on the Land Use Map combined with the District's State site approval work underway should be adequate assurance that sites will be reserved. However, Mr. Bush indicated that additional assurance that the Districts would not be adversely impacted from Plan implementation would result with inclusion of the entire list of goals and policies prepared by the Placer County Office of Education.

Conclusion:

Based on the impact evaluation criteria and analysis above adequate school sites have been identified to meet the Auburn Union School District need at the ultimate buildout of the Plan area. However, they are designated as "floating school sites" because exact locations have not been determined due in part to the need for State approval. However, Placer County Office of Education facility Planner Jim Bush feels that the fact that these schools are shown on the Land Use Map combined with the District's State site approval work is adequate assurance that sites will be reserved.

Additional assurance is contained in Policy 12.3 (p. IV-5) which prohibits approval of developments if school facilities are not adequate to meet the needs of the district. These policies are expected

to reasonably assure that adequate school facilities are available; as a result, impacts are expected to be less than significant.

- b. **Southern area school site needed.** The Southwest Specific Plan area called for in the General Plan cannot support a needed school site because of the topography and railroad tracks. (The State requires a 1000 foot setback from railroad tracks.) The District will be unable to serve this area if the Urban Reserve designation is removed to allow for higher densities and if a satisfactory K-5 school site in south Auburn is not found.

However, the Plan designates three schools in the southern Plan area which will also serve County residents and newly annexed City residents. Both sites are well outside the 1000-foot railroad noise setback. (Site acquisition assurance is discussed under Impact 1a.) and have been approved by the Placer County Board of Education through an initial site acquisition analysis performed by Facility Planner Jim Bush.

Conclusion:

Based on the impact evaluation criteria and analysis above, impacts related to the availability of school sites in the southern Plan area are expected to be less than significant.

- c. **Airport setback required for schools.** The airport poses serious problems to the District in locating school sites. The State has a two mile setback requirement from the airport runway to any new school site. Finding suitable sites outside the two-mile radius is very difficult.
- * However, all of the floating school sites shown on the Land Use Plan are at least two miles from the airport runway. A setback variance can be obtained from the State (the Ackerman District has obtained a variance for its new site based in part on size constraints of the District). Jim Bush indicated that obtaining a variance to the two mile setback is a rarity and is not expected to be obtainable for any of the other districts. This is due primarily to the availability of land outside the two-mile setback within the other districts.

Conclusion:

Based on the impact evaluation criteria and analysis above, potential impacts are expected to be less than significant due to the availability of sites outside the two-mile setback.

- d. **Facility financing.** The District has established a financing program to mitigate the potentially significant impacts that new growth could entail. The program consists of the following:
- Provides for the establishment of a Mello-Roos Community Facilities District (CFD). All future projects would be conditioned to join the CFD.
 - The financing plan would provide the following options:

- a) Yearly tax only/no fees (\$663/yr-no fee) for 25 yrs
 - b) Split fee/tax (\$2,334 fee - \$279/year tax) for 25 yrs
 - c) Fee only/no tax (\$6,365 fee-no tax)
- Provides enough local funding (70%) for portable school costs.
 - The District would vigorously pursue all possibilities from the State School Building Program. If funded, the District will reduce the tax burden in the CFD.
 - The District will seek to enhance the chances of receiving State funding by taking steps to increase the priority level of funding such as implementation of year-round school. This has been accomplished at Rock Creek school (92/93).
 - The plan includes an escalation of costs to meet future facility costs.

The current District financing plan requires participation from only projects which need a subdivision map, parcel map or specific plan approval. Infill projects or projects which do not require discretionary approval would only have to pay State allowed developer fees at the time of building permit issuance. According to Facility Planner Jim Bush, failure to require this type of development to participate in the adopted financing plan is having a substantial impact on the District due to the inadequacies of the State-imposed development fees and the relatively large number of projects exempt from the District's financing plan. Mr. Bush also feels that the City's proposed school policies will not ensure infill projects or projects not requiring discretionary approval participate in District funding mechanisms.

Conclusion:

Based on the impact evaluation criteria and analysis above, impacts are expected to be significant but mitigatable; an additional financing-related policy is recommended in the Mitigation Measures section.

2. Ackerman School District

- a. **New school site and facility financing needed.** According to District Superintendent David Westsmith, the Bowman School's enrollment exceeds the physical capacity of the existing school site and new portable classrooms cannot be added without sacrificing a diminishing amount of playground area. In addition, Mr. Westsmith indicated that the sewage disposal capacity problems facing the District limits the number of new students the school can ultimately house. As a result, the District has obtained a lease/purchase option on a new 15-acre school site. However, the City's proposed land use plan does not designate this site as a future potential site. It would be appropriate for the final Land Use Map be amended to include this designation.

The Placer County Office of Education has projected that the District will grow to over 500 students in the next ten years. The new site

could accommodate these additional students according to Mr. Westsmith, though a larger facility would be needed. At this time, construction of the new school (and final purchase of the site) is not assured. The District is looking for ways of abandoning their existing school site to develop the new 15-acre site.

It should be noted the City has designated the existing school site and surrounding parcels as commercial use. The proceeds from the sale of the existing school site could be used to partially finance the new school facilities. However, Mr. Westsmith indicated the sale of the existing site would only finance approximately 50% of the new facility. The Ackerman District does not have available funds to finance the other 50% of new school costs. Mr. Westsmith indicated that new residential development should be preceded by establishment of a school financing plan to allow funding of the new Bowman School. This would likely result from implementation of Goal 12 and related policies:

Table 13-8
CITY OF AUBURN GENERAL PLAN
SCHOOL FINANCING PLAN /ACQUISITION RELATED POLICIES

Goal 12 Provide for an adequate and safe educational environment.

Policy

- 12.1 The city shall work closely with the school districts to ensure that school sites are dedicated or reserved for purchase by the districts.
- 12.2 The City shall work closely with the school districts to establish adequate funding sources for new school facilities.
- 12.3 The City shall allow development only if adequate school facilities exist or will be available in a timely manner.
- 12.4 The City shall forward all development projects to the school district and consider all responses as part of the development review process.

The District expects that sale of the existing school site could provide 50% of the financing needed for purchase and construction of the new school site. The Plan's school Policy 12.3 which prohibits issuance of building permits in an impacted district if adequate school facilities do not exist should ensure long-term impacts are less than significant.

Conclusion:

Based on the impact evaluation criteria and analysis above, impacts on school facilities are expected to be less than significant due to the relatively small portion of the City limits within Ackerman School District.

- b. **Proximity to Airport.** The State required two-mile setback from airport runways combined with other state-mandated setbacks precludes much of the District from location of a school site. However, the State has granted the District a variance from this requirement and has approved the location for their new school.

Conclusion:

Based upon the impact evaluation criteria and analysis above, it appears that the District will be exempt from the two-mile setback requirement and therefore impacts are expected to be less than significant.

3. Placer Union High School District

- a. **Two new schools needed.** Placer High School is operating above capacity and there is no room for expansion. The site is 19.3 acres in size. The State currently requires approximately 40 acres for similarly sized schools. The Chana High School site (which is over 40 acres in size) was intended to be the next comprehensive high school site, but due to the two-mile airport setback it will have to be abandoned.

Based on the following projected enrollment and buildout of the Plan area, two new comprehensive high schools and a new continuation high school are needed. These sites are designated conceptually with their exact location to be determined later on a site-specific basis. However, Mr. Bush indicated that only minor adjustments to their exact location is anticipated. as a result, it is reasonably assured that these school sites will be reserved. (See discussion under Impact 1a)

**Table 13-9
PLACER UNION HIGH SCHOOL DISTRICT PROJECTED ENROLLMENT**

Year	Enrollment
1996/1997	4561
2001/2002	5559
2006/2007	7375

It is projected that the District will grow at about 3% per year. This would result in an enrollment of 5559 by the Year 2002, a 58% increase over 10 years.

Conclusion:

Based on the impact evaluation criteria and discussion above, impacts resulting from the need for two new schools are expected to be less than significant.

- b. **Facility Funding.** State allowed developer fees are being collected at this time which are considered adequate to mitigate impacts from new development. SB1286 increased developer fees by \$0.60 for the PUHSD until ACA6 is voted on in June 1994. SB1286 (1992) repeals

school districts' authority to levy impact fees above State-imposed limits. If ACA6 fails in the June 1994 election, school districts will be able to levy school impact fees per AB1600 authority.

The School District estimates that based on the proposed financing plan, only 30% of all projected housing units will pay the financing program fee with the remaining paying the State allowed development fee, resulting in a funding shortfall.

Conclusion:

Based on the impact evaluation criteria and discussion above facility funding impacts are expected to be significant but mitigatable with the addition of a financing related policy.

4. **Sierra College.** The direct impacts to the Sierra College District from buildout of the Plan area are difficult to quantify. In the past the demand for the District's programs services and facilities has been high due to the area's residential, commercial, and industrial growth. District does not receive impact mitigation fees from new developments and must rely on funding from the State. In recent years funding has not kept pace with new enrollment.

The proposed Plan does increase the holding capacity of the Plan area and therefore could potentially increase demand on the District above what could have been expected from the existing Plan. Projected growth per the existing and proposed plans could negatively impact the College because of State funding shortfalls (Dr. Brophy, personal communication 5/92).

Conclusion:

Based on the impact evaluation criteria and analysis above funding impacts are expected to be potentially significant. Mitigation measures are recommended which would partially offset impacts. However, they are not expected to reduce impacts below the significant level.

**Mitigation
Measures**

1. **Auburn Union School District**
 - a. **Site availability - None recommended.**
 - b. **Southern Area school site - None recommended.**
 - c. **Airport Setback - None recommended.**
 - d. **Facility Financing - Add policy to assist school districts in capturing monies lost from in-fill projects by adding land use policies to the Plan which:**
 - .1 **Require the City to deny any building permit(s) for new residential or commercial construction where a school district has declared impact and has developed a facility financing plan unless the project complies with the financing plan;**

- Allow for shared parking facilities when Community Learning Centers are proposed within existing or future shared facilities (such as shopping centers).
- Allow educational facilities within a variety of land use designations.

Effectiveness of Measures: These measures are not expected to reduce impacts to the College below the significant level but would assist the College in meeting its goals.

Implementation: Policy addition in final Plan

Mitigation Monitoring: Annual Plan Progress Report

PARKS AND RECREATION

Introduction

It should be noted that in general, impacts are not separated between City limits and the proposed Sphere of Influence in this section. This is because the Auburn Recreation District includes the entire Plan area and City and County mitigation fees are identical. Whether or not additional annexations occur will not affect the ability to serve the area's population.

Setting

Recreation services in the Plan area are presently provided by the Auburn Recreation District (ARD) and by the Placer County Parks Department. The City of Auburn contracts with the ARD for park and recreation services. The ARD also serves the area outside the City limits including the Bowman and the North Auburn area within the proposed Sphere of Influence. The County also provides park facilities for public use within the City's Sphere of Influence area, but does not operate any recreation programs. The ARD has expressed an interest in taking over the County's parks which are within the ARD boundaries in order to consolidate administrative and maintenance services.

The current inventory of parks and recreation facilities totals approximately 3.2 acres per 1000 residents in the ARD. However, within the existing City limits the ARD administers approximately 4.2 acres of developed parkland per 1000 City residents based on existing developed parks. It should be noted that when the turf areas of the four schools in the City limits along with the undeveloped Railhead park site are added into the calculation, the ARD administers approximately 5.0 acres of parkland per resident within existing City limits. It should be noted that Fair Park is leased by the District. The lease has six years remaining and if the lease is not renewed, the District's park to population ratio would slightly decrease.

Ref:
Final EIR,
p.44

- .2 It would be appropriate for the Plan to include an implementation measure requiring that development impact fees and facility user fees be adjusted regularly to ensure that new development mitigate impacts to a level considered acceptable to the AUSD.

- e. Add policy noting the City's support for year-round schools.

Effectiveness of Measures: These measures will ensure that impacts from infill projects will be adequately mitigated.

Implementation: Policy addition in final Plan

Mitigation Monitoring: Annual Plan progress report

2. Ackerman School District

- a. New school site needed - None recommended. However, the City should amend the Land Use Map to include the future Bowman School Site already approved by the State.

- a.1 Add policy noting the City's support for year round schools.

Effectiveness of Measures: This measure is expected to ensure that significant long-term impacts of Plan buildout will be avoided. However, short-term impacts (1-5 years) are considered significant and unmitigatable.

Implementation: Policy addition to Plan

Mitigation Monitoring: N/A

- b. Proximity to airport - None recommended.

3. Placer Union High School District

- a. Two new schools needed - No additional measures necessary.
- b. Facility funding - Add policy recommended in 1.d above.
- c. Add policy noting the City's support for year-round schools.

Effectiveness of Measures: This measure will ensure that impacts from infill projects will be adequately mitigated.

Implementation: Policy addition in final Plan

Mitigation Monitoring: Annual Plan progress report

4. Sierra College. Add policy: Assist Sierra College in meeting its goals. The City should assist the College in meeting its goals by adding land use policies to the Plan which:

PARK AREAS AND POPULATION WITHIN AUBURN RECREATION DISTRICT

Ref:
Final EIR,
p.44

Existing Parks within ARD	Acreage	Population of ARD in 1990
Recreation Park	22	
Christian Valley Park	7	
Regional Park	62	
Placer Hills Park	2	
Fair Park*	7	
Ashford Park	7	
Meadow Vista Park	22	
E.V. Cain School Park	1	
Skyridge School Park	5	
Railhead Park	10	
TOTAL	145	38,425

* Leased by the District.

Park land acquisition and development are funded by Quimby Act fees, program use fees and tax monies from the City and County general funds. The current Quimby Act fee in the City is \$1,080/new housing unit. According to a study prepared by Placer County Park District Administrator John Ramirez, this fee covers less than 50% of the cost of providing active park facilities. Figure 13-1 shows the primary parks serving the City of Auburn, and the entire ARD.

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The General Plan calls for five acres of parkland per 1,000 residents (p. VII-39).

Impacts

1. **Increased demand on public parks under buildout of Plan area** The proposed Plan goes further toward providing for the park and recreation needs of Plan area residents than the previous Plan. The previous Plan designated five acres of parkland per 1,000 residents; the proposed Plan designates five acres of parkland per 1,000 residents but also contains goals and policies that create a pedestrian and trail network as well as public access to open space for passive recreational pursuits. Population projections contained in the Plan estimate that buildout of the City limits plus the proposed Sphere of Influence based on proposed land use designations will result in a population of approximately 55,000. Therefore, based on a City and ARD standard of five acres of parkland per 1,000 residents, buildout of the Plan area would result in a demand for 275 acres of developed parkland. There are currently approximately 116 acres of developed parkland in the General Plan study area. Therefore, the City's proposed Plan would need to designate approximately 159 acres of future park sites to maintain the City standard of 5 ac/1,000 population. The park locations shown on the Land Use Map total approximately 436 acres; thus providing for the projected need. (It should be noted that the future park site that will be required as part of the Southwest Specific Plan is not included in the 436 acre total.)

Table 13-10
PARK SITES SHOWN ON LAND USE MAP

Proposed Parks within ARD	Acreage	Projected Population of ARD, Year 2000
Lone Star Road Park	44	
Halsey Forbay Park	88	
Bell & Dry Creek Road Park	55*	
Dry Creek Park	69*	
Atwood Road Park	50*	
Park Square Lane Park	11*	
Bell & New Airport Road Park	30*	
Bell Road Park	121*	
TOTAL	568	49,103

*Indicates proposed park site within Auburn General Plan Study Area. All are within the City's existing or proposed Sphere of Influence.

SOURCE:Auburn General Plan, p. VII-40.

However, the park locations shown are conceptual and not all sites shown will be pursued beyond initial review; other sites not shown could become available and pursued by the City and ARD if they meet the land needs identified for park development. Whether or not the total acreage needed will actually be acquired is a critical issue. The lack of availability of flat land for active recreation sites as well as the inadequacy of the existing funding structure as constraints to park acquisition and development.

Park site acquisition assurance is a matter of adequate funding as well as priorities. Often, development of facilities takes priority over acquisition. As land costs rise, it becomes more difficult to meet the needs of new residents. The Auburn Recreation District Master Plan currently being prepared will assist with implementation of the city and ARD standards by prioritizing parkland acquisition and implementing a funding mechanism. However, it would be appropriate for the Plan to include a policy which calls for prioritization of parkland acquisition and acceptance (in-lieu fees have been preferred over developer land donation in the past) and for the basic park standards and funding mechanisms to be required within this Plan (see Mitigation Measures).

Conclusion:

Based on the impact evaluation criteria and discussion above, impacts are expected to be significant, but mitigatable.

2. **Cumulative impacts — City plus County buildout.** Buildout of the City and the unincorporated Auburn/Bowman areas outside the proposed Sphere of Influence per the two proposed plans combined will intensify the impacts discussed under #1 above. However, the unincorporated area outside the proposed Sphere of Influence is proposed for rural densities and will not make up a major portion of the expected population. In addition, implementation of the soon to be finished ARD Master Plan along with policies contained in both Plans should coordinate and facilitate parkland acquisition and development in both Plan areas.

Conclusion:

Based on the impact evaluation criteria and discussion above, impacts are expected to be significant but mitigatable.

**Mitigation
Measures**

1. **Increased demand for park facilities - Add policy under Goal #3 of the Open Space/Conservation Element acquisition and full impact fee charges. Suggested wording follows:**
 - Require full mitigation of park and recreation impacts from new development and prioritize parkland acquisition in lieu of payment of impact fees. (Implementation could be via a fee which represents actual park acquisition and recreation development costs, developer construction of sites, or other measures which could be identified in the ARD Master Plan).

Effectiveness of Measure: These measures are expected to reduce impacts below the significant level.

Implementation: Revisions to final Plan

Mitigation Monitoring: Annual Plan progress report

2. **Cumulative impacts — City plus County buildout.** See measures described under 1, above.

Effectiveness of Measure: These measures are expected to reduce impacts below the significant level.

Implementation: Revisions to final Plan

Mitigation Monitoring: Annual Plan progress report

TELEPHONE

Setting

Pacific Bell currently provides telephone service throughout the Plan area in accordance with current rates and rules approved by the California Public Utilities Commission. According to Pacific Bell Engineer Rich Bememer the Company's major infrastructure is in place to serve new developments as they occur.

Impacts

1. **Buildout of the Plan area based on the City's land use designations within City limits and the proposed Sphere of Influence as well as combined development.** Mr. Rich Bememer indicated that Pacific Bell can provide service to new development at the levels of urbanization planned for within the Plan area. In the past Pacific Bell has been able to provide service to new development with little or no impact to their existing operation. Line extension into new development would need to be evaluated on a case-by-case basis.

Mr. Bememer indicated that Pacific Bell has the necessary equipment, personnel and facilities to serve new development throughout the Plan area.

Conclusion:

Based on the impact evaluation criteria and discussion above, impacts resulting from implementation of the Plan on Pacific Bell's operations is expected to be less than significant.

2. **Installation of new telephone lines.** New phone lines will be necessary to provide for growth per the proposed Plan. Though in general, phone lines are located within street and PG&E rights-of-way, alignments can be located in unimproved areas. Potential indirect impacts of line construction can occur including tree and vegetation loss, grading, and associated visual and erosion impacts. However, installation of telephone lines generally does not involve a wide swath of disturbance. The City generally requires undergrounding of utility lines as part of all new subdivisions and major

projects, reducing the potential for visual impacts. Undergrounding of existing overhead lines is also occurring incrementally using set aside funds which will reduce overall cumulative impacts.

Impacts will need to be reviewed on a case-by-case basis. It would be appropriate for the Plan to include policies formalizing underground requirements, calling for mitigation attention to this issue by individual developers, and to prioritize undergrounding of existing lines.

Conclusion:

Based on the impact evaluation criteria and discussion above, indirect impacts due to extension of new of telephone lines are considered potentially significant and mitigatable.

**Mitigation
Measures**

1. Increased needs per buildout of Plan area. None recommended.
2. Installation of new telephone lines - Add the following policies to the Circulation Element:
 - a. Add policy formalizing requirement for utility line undergrounding of new developments.
 - b. Add policy requiring mitigation attention to the installation of new telephone lines. Implementation could be via inclusion of more detailed questions regarding these impacts on the Initial Environmental Study checklist.
 - c. Add policy calling for a priority list for undergrounding of existing lines priority list based on those areas currently most visually impacted by lines.

Effectiveness of Measures: These policies will ensure impacts resulting from new telephone line extensions will be reduced to an acceptable level.

Implementation: Revision of final Plan

Mitigation Monitoring: Yearly Plan progress report

GAS AND ELECTRIC

Setting/Impact

Gas and electric service is provided in the Plan area by the Pacific Gas and Electric Company in accordance with current rates and rules approved by the California Public Utilities Commission. According to PG&E Supervisor of Land Planning Greg Johnston, the company's electrical distribution network is currently in place to serve all portions of the Plan area. Gas distribution lines are limited to the City and higher density areas of the proposed Sphere of Influence.

The substation facilities that serve the greater Auburn area are currently being upgraded to accommodate future growth projections. According to PG&E officials, electric demand in the Auburn area has increased at about 4.5 megawatts per year for the last few years. This trend is expected to continue for the next three to five years. PG&E officials anticipate no problems in meeting the projected needs of the community during this time. Electric supply levels are not an issue as PG&E's grid system is designed to provide adequate service.

Electromagnetic radiation. Throughout the Plan area there are many sources of electromagnetic fields (EMFs) due to the movement and consumption of electric power. High voltage transmission lines, low voltage distribution lines, substations, electrical service vaults, office equipment, and household appliances all generate EMFs. The epidemiological studies researched for this project suggest there may be health risks associated with low level chronic exposure to EMFs. We consulted the following publications regarding this potential risk.

"Biological Effects of Power Frequency Electric and Magnetic Fields - Background Paper", May 1989. U.S. Congress, Office of Technology Assessment. U.S. Government Printing Office, OTA-BP-E-53.

"Potential Health Effects of Electric and Magnetic Fields from Electric Power Facilities", September 1989. California Public Utilities Commission/California Department of Health Services.

"Electric and Magnetic Fields from 60 Hertz Electric Power: What do we know about possible health risks?" 1989. Department of Engineering and Public Policy Carnegie Mellon University.

"Electromagnetic Waves: How Real a Hazard?" March 1990. Harvard Medical School Health Letter.

Correspondence from ETC (Enertech Consultants) to ERI (Environmental Research Information, Inc.) reporting the results of field measurements of electric and magnetic fields near a 115KV transmission line in Nevada County.

Correspondence from ERI to a prospective subdivider interpreting the data taken from ETC.

"Electromagnetic Fields and Land Use Controls", December 1991. Louis Slesin, Matthew Connelly, David Bergman.

These publications contain an abundance of information on EMF; relevant conclusions are presented below:

Taken together, the body of scientific evidence for electric and magnetic fields posing a significant health risk is not yet compelling, but it is worrisome. On one hand, the epidemiological studies in Denver do not establish a causal connection between power-frequency magnetic fields and childhood cancer. On the other hand, however, scientists have not yet been able to propose a credible candidate other than magnetic fields that explain the Denver study results. In the case of the laboratory evidence to date, the variety of biological effects observed and the possible linkages of many of them with serious adverse health effects only heightens the concern that exposure to electric and magnetic fields may pose significant health risks. (California PUC/DHS)

In addition, the U.S. Office of Technology Assessment contends:

As recently as a few years ago, scientists were making categorical statements that on the basis of all available evidence there are no health risks from human exposure to power-frequency fields. In our view, the emerging evidence no longer allows one to categorically assert that there are no risks. But it does not provide a basis for asserting that there is a significant risk...

7. General Conclusions About Biological Effects of ELF Fields and Their Implication. As the preceding discussions have indicated, there is now a very large volume of scientific findings based on experiments at the cellular level and from studies with animals and people which clearly establish that low frequency magnetic fields can interact with, and produce changes in, biological systems. While most of this work is of very high quality, the results are complex. Current scientific understanding does not yet allow us to interpret the evidence in a single coherent framework. Even more frustrating, it does not yet allow us to draw definite conclusions about questions of possible risk or to offer clear science-based advice on strategies to minimize or avoid potential risks.

Of the effects discussed, the central nervous system effects including circadian effects in animals and the possibility of cancer promotion appear most worthy of concern with respect to public health effects. These are now summarized.

7.1. Central Nervous System Effects. As a system that uses low frequency fields for its intracellular communication and function, the brain and central nervous system are natural candidates for interaction with fields. The implications of tissue or cellular level in vitro experiments for the whole organism are not clear. But the animal studies, including the circadian variations introduced by fields, indicate that:

1. Field-CNS interactions may have dependencies which are at very specific frequencies and intensities, and may vary with the background static fields present, the time of day and the duration of exposure.
2. Developing nervous systems may be particularly susceptible and effects may be latent, manifested only in specific situations or later in time.
3. More than any other agent known, except perhaps some psychotropic drugs, ELF fields are specific: with respect to the regions of the brain tissue affected and the point of administration in the circadian rhythm.

How and whether these findings have public health implications remains unclear. What is clear is that these findings about subtle and complex effects demand a carefully planned research agenda in this area.

7.2 Cancer Promotion. The following points summarize the key experimental results that are consistent with a possible association between exposure to ELF fields and the occurrence of cancer:

1. ELF fields are not known to cause any chromosomal damage, and, hence, are not likely initiators of cancer.

2. Some cellular level experiments indicate that the cell membrane is the site of the interaction between ELF fields and the cell. The membrane site responsible for this action has also been shown to be a receptor for chemical cancer promoters.
3. ELF fields have shown to increase ornithine decarboxylase (ODC) activity. All known cancer *promoters* stimulate ODC. However, the converse is not true. Many agents that promote ODC activity are not cancer promoters.
4. Alterations in protein synthesis, in immunological and hormone status, and in metabolic competence via circadian shifts can all contribute to the progress of initiated cancer. To the extent that ELF fields play a role in those, they might have an effect on tumor growth or indeed tumor inhibition. The increase in ODC activity noted above is indicative of growth enhancement rather than inhibition.
5. Pineal melatonin depression has been associated with cancer growth, and administration of melatonin has been found to slow the growth of cancer. ELF fields depress pineal melatonin levels in animals.
6. Functions of gap junctions are disrupted by ELF fields. Similar disruptions are produced by other known chemical promoters.
7. Epidemiologic studies of ELF exposures and cancer show a weak association between ELF field exposure and nervous system cancer and leukemia.

While the above arguments are consistent with the hypothesis that ELF fields may play a role in cancer or tumor development, none of these constitutes proof or even necessarily a strong indication that it does. (U.S. Office of Technology Assessment)

Based upon these concerns, coupled with the lack of certainty about the risk, the Office of Technology Assessment publication evaluates five policy alternatives:

1. Do nothing until the science becomes better.
2. Make public information available but take no additional actions.
3. Adopt a field strength safety standard approach to transmission line fields based on the fiction that the numbers are supported by a review of the science. Ignore fields from all other sources.
4. Adopt a "similarity" based approach to transmission line fields which makes the exposures that people receive to these fields "similar" to those they receive from other sources in modern life. Ignore fields from all other sources.
5. Adopt a "prudent avoidance" strategy. That is, look systematically for strategies which can keep people out of 60 Hz fields arising from all sources but only adopt those which look to be "prudent"

investments given their cost and our current level of scientific understanding about possible risks. (U.S. Office of Technology Assessment)

The publication finds pitfalls with each alternative, but primarily with 1-4. Policy Alternative 5, prudent avoidance, could involve a number of actions such as redesigning appliances, home wiring, and electrical delivery systems. It might also involve avoidance of building new lines very close to people or widening transmission line rights-of-way.

For the same reasons set forth in the Office of Technology Assessment publication, prudent avoidance seems to be the most appropriate strategy in providing for mitigation throughout the Plan area. Unfortunately, however, we have not been able to find any formal guidance in how this strategy should be manifested in site design. Except for the City of Irvine, no publications, officials, or California jurisdictions have been able or willing to make specific recommendations on setbacks for health risk reductions. The PG&E position is that the evidence it has gathered to date does not show that power lines have adverse effects on public health (PG&E Public Issue Policy Statement 8/87).

Most local jurisdictions have not taken any action related to the issue or, if they have taken action, it has been minimal. We know of the following cases:

Table 13-11
EMF RELATED REQUIREMENTS

Jurisdiction	Requirement
City of Irvine	Condition of approval requiring setback from power lines based on the 4 mG magnetic field strength (Irvine is the first jurisdiction in California to establish a setback based on health risk).
City of Fremont	Standard condition of approval requiring notification of buyers through final Subdivision Public Report that there are nearby power lines and that there is on-going research on potential health effects of associated magnetic fields.
County of San Luis Obispo	Ordinance requiring measurements of EMF near any proposed facilities which may generate electromagnetic radiation.
Placer County	One project approval ("Los Lagos") conditioned on a 50-foot setback from a transmission line.
Nevada County	One project approval was conditioned on provision of a note on Final Maps, CC&Rs, and State Subdivision Report indicating a potential health risk as well as the distribution of the Carnegie Mellon publication cited above to any interested person upon request. The conditions also required modelling data of fie

strength for the subdivision file. Additionally, the subdivider proposed a 25-foot setback from each side of the power line easement for a total setback of 65-feet from the power line centerline.

Sacramento County

The County considers the health risk from power lines to be an unresolved issue in its EIRs and recommends parks/greenbelts in power line easements, but does not recommend greater setbacks (Joyce Horizumi, Sacramento County, personal communication 1990).

We have not been able to find anything in the literature that indicates what prudent avoidance means with regard to setbacks from power lines. However, the City of Irvine has decided upon a level of 4 mG to determine setback. Measurements were taken for a 115kV line in Nevada County by ENERTECH Consultants. The field strengths indicated by these measurements are not directly applicable to transmission lines throughout the Plan area because of differing line geometries. However, they may provide a rough idea of the general magnitude of the fields associated with transmission lines within the Plan area because of roughly similar line geometrics and because of similar power loading (we know of one line in the Plan area which averages 110 amps, and the Nevada County line loads ranged from 70 to 120 amps during the measurements).

**Table 13-12
Magnetic Field (mG)**

Distance from Centerline of Power Line	Vertical	Horizontal	Maximum
0'	1.3	4.7	4.8
10'			4.4
20'			3.8
30'			3.0
40'	2.6	0.2	2.6
50'			2.0
60'			1.7
65'	1.5	0.7	1.6
70'			1.4
80'			1.2
90'			1.0
100'			0.9
120'			0.7
140'			0.5
160'			0.4
180'			0.3
200'			0.2
215'	0.1	0.2	0.2

Impacts

1. **Impacts to PG&E as a result of increased power demand per buildout of the Plan area.** PG&E Supervisor of Land Planning Greg Johnston indicated that PG&E currently has the electrical supply necessary and a comprehensive electrical distribution network in place throughout the Plan area to serve existing and future demand (Greg Johnston, PG&E Supervisor of Land

Planning, personal communication, 5/12/92). PG&E also intends to continue expanding natural gas distribution piping as urban densities make it economically feasible to do so.

New development may require installation of additional distribution lines and substations but this needs to be evaluated on a case-by-case basis as to their location and size. The expense of these facilities precludes PG&E from installing them prior to demand. Therefore, according to Mr. Johnston, PG&E must react to new development proposals rather than take a pro-active approach. Mr. Johnston indicated that PG&E has the ability to respond to most development proposals without being significantly impacted as long as development meets PG&E's requirements for right-of-way dedication.

Conclusion:

Based on the impact evaluation criteria and discussion above, impacts to PG&E's ability to supply power to serve buildout of the Plan area are expected to be less than significant.

2. **Impacts from installation of new distribution and transmission lines.** New distribution lines will be necessary to provide for growth per the proposed Plan. Though in general distribution lines are located within street rights-of-way, alignments can be located in unpaved areas. Potential indirect impacts of line construction can occur including tree and vegetation loss, grading, and associated visual and erosion impacts. The City generally requires undergrounding of utility lines as part of all new subdivisions and major projects, reducing the potential for visual impacts. Undergrounding of existing overhead distribution lines is also occurring incrementally using PG&E set aside funds which will reduce overall cumulative impacts. However, impacts will need to be reviewed on a case-by-case basis. It would be appropriate for the Plan to include a policy calling for mitigation attention to this issue by individual developments and prioritization of undergrounding of existing lines.

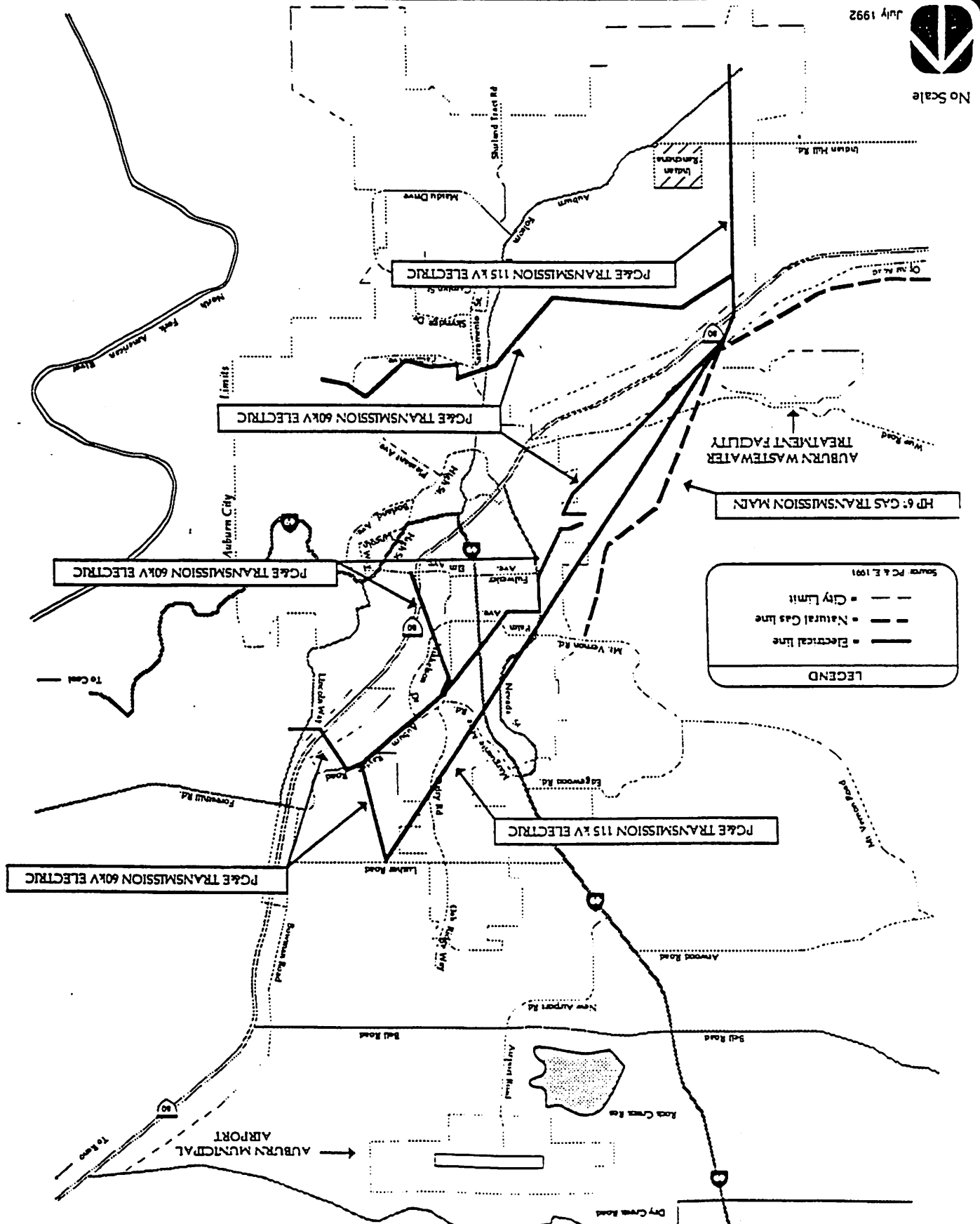
In addition to distribution lines, PG&E may need to install high voltage transmission lines in the Plan area depending on ultimate demand within the Plan area. According to Greg Johnston with PG&E there are no new transmission lines currently planned for in the Plan area and the existing lines should be adequate to meet future demand (Johnston, personal communication 5/23/92). The Figure 13-2 following this page shows the approximate major electrical and natural gas transmission lines.

However, in general, high voltage transmission lines involve greater impacts than the installation of distribution lines. They often do not follow existing road alignments and can involved disturbance of a swath 60- to 100-feet in width. In addition, transmission lines generally cannot feasibly be undergrounded, resulting in visual impacts.

The City has little jurisdiction over the location of transmission lines. State law does not allow City regulation of lines carrying 120 KV or greater, passing this responsibility to the Public Utilities Commission.

LOCATION OF MAJOR ELECTRICAL AND NATURAL GAS LINES

FIGURE 13-2



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Conclusion:

Based on the impact evaluation criteria and discussion above, because of lack of City control, impacts related to potential new above ground high voltage transmission line construction can be expected to be significant and unmitigatable. Impacts related to distribution line installation are expected to be significant but mitigatable.

3. **Health risk from electromagnetic radiation (EMF).** The scientific and medical communities are still uncertain as to the risk the public faces from low level chronic exposure to EMFs. The research compiled to date indicates the controversy surrounding EMF health effects is potentially too serious to ignore. It is possible to say that some health risk of undetermined proportion and character may be present adjacent to electric transmission lines and other EMF sources.

Public concern regarding the health effects from EMF exposure is expected to increase in the future as the population in the Plan area grows and the siting of new transmission lines and substations becomes necessary. Several communities throughout the nation have established performance controls for transmission lines and other sources of EMFs. These controls are based primarily on the doctrine of prudent avoidance in light of evolving scientific knowledge. However, the scientific evidence available today is not able to establish what would be a "safe" level of exposure.

The policies recommended in the mitigation measure section are not proposed to mitigate any demonstratable impact. Rather, they are proposed to limit exposure from EMFs to the general public until more definitive research is done.

Conclusion:

The California Environmental Quality Act Guidelines, Section 15145, allows for a finding that an impact is too speculative if thorough investigation indicates that its significance cannot be foreseen. This is the case with health effects from EMF.

4. **Cumulative impacts - City plus County buildout.** Cumulative impacts of combined City and County buildout are expected to be less than significant due to PG&E's stated ability to meet existing and future gas and electric demand throughout the Plan area (as discussed above under the individual impact areas).

Conclusion:

Based on the impact evaluation criteria and discussion above, cumulative impacts are not expected to be significant.

**Mitigation
Measures**

1. Increased demand for power per buildout of the Plan area. None recommended.
2. Impacts from installation of new distribution and transmission lines. Add the following policies to the Circulation Element:
 - a. Include a policy formalizing City utility line underground requirements.
 - b. Include a policy in the Plan requiring mitigation of potential impacts from power line installation. Implementation could be via inclusion of questions regarding these impacts on the Environmental Review Checklist form.
 - c. Add policy for an undergrounding of existing lines priority list based on those areas currently most impacted by lines.

Effectiveness of Measures: These policies will ensure that impacts resulting from new distribution line extension will be mitigated to an acceptable level. However, visual impacts related to new major transmission lines are considered potentially significant and unmitigatable.

Implementation: Revision to final Plan

Mitigation Monitoring: Yearly Plan progress report and development plan review

3. Health risk from electromagnetic radiation. Include the following policies in the Circulation Element of the Plan based on the doctrine of prudent avoidance:

Table 13-13

**RECOMMENDED GOALS FOR NEW ELECTRICAL FACILITY PLANNING,
SITING, AND CONSTRUCTION**

- A. Planning for expansion, siting, and construction of future facilities should attempt to minimize EMF near sensitive areas (e.g., schools, hospitals, playgrounds), existing areas of high EMF exposure, and areas of future development.
- B. The City will inform all affected citizens of the projected EMFs during the design phases of new transmission lines, substations, and substation distribution lines.
- C. The PG&E company and the Community Development Department should coordinate joint review of land use applications where significantly increased EMF exposure may be anticipated.
- D. In siting new transmission and distribution lines and substations, public exposure to EMF should not be increased where practical alternatives exist.
- E. Substations shall be fenced to discourage public access to substation property. Substations shall be landscaped to mitigate adverse impacts on the surrounding properties.
- F. For all new substation facilities, the City shall follow the site review process, including review by Planning Commission.
- H. Where reasonable or practical, the City should seek to systematically reduce public exposure to EMFs from existing electrical facilities. This

should include dwellings, schools, playgrounds, hospitals, and public assembly areas.

- I. The City shall encourage other entities with electrical facilities within the Plan area to adopt the policy of reducing public exposure to EMF.

Policies

1. Transmission and distribution lines should be designed using the best available technology to reduce EMF to the lowest practical level, consistent with reasonable costs.
2. Require all new electric transmission line projects have an EMF mitigation Plan as an element in the project's environmental document.

Effectiveness of Measure: These measures are based on the doctrine of prudent avoidance and will serve to reduce the number of individuals exposed to EMFs at a reasonable cost to the public.

Implementation: Revisions to final Plan

Mitigation Monitoring: Review of development plans by Community Development Department

4. Cumulative impacts. See Measure 2.

Effectiveness of Measures: These policies will ensure that impacts resulting from new power line extension will be mitigated to an acceptable level.

Implementation: Revision to final Plan

Mitigation Monitoring: N/A

SOLID WASTE

Setting

Solid waste generated in the City of Auburn General Plan area is collected by the Auburn Placer Disposal Service (APDS), a licensed private disposal company. Solid waste from the Plan area is transported to the company's transfer station located on Shale Ridge Road and then long-hauled to the Western Regional Landfill located near Highway 65 at Industrial Boulevard and Athens Road.

The Western Regional Landfill is a 320 acre Class III facility owned by Placer County and operated by the Western Placer Recovery Company, a licensed private landfill operator, under a contract with the Western Regional Landfill Authority (a joint powers authority consisting of Placer County, Lincoln, Roseville, and Rocklin). The estimated life expectancy of the landfill is approximately 25 years. Negotiations are currently underway to expand the site by an additional 480 acres extending the landfill life expectancy an additional 50 years.

Impacts

1. **Increased and cumulative demand on the Western Regional Landfill.** Implementation of the proposed Plan will result in a higher holding capacity than the existing Plan. Based on an overall solid waste generation factor of 6.8 lbs/capita/day (PCSWMP, p. 35), total waste generation including residential, industrial, institutional, construction, demolition and wastewater treatment sludge/septage is expected to be 29,565 tons per year (based on 23,870 population at 6.8 lbs/day/person) within City limits and 38,325 tons per year (based on 30,780 population at 6.8 lbs/day/person) at buildout under the proposed Plan. The existing Plan would result in approximately 51,936 tons/year (based on 41,851 population at 6.8 lbs/day/person).

It should be noted that the City of Auburn has recently completed a Source Reduction and Recycling Element (December 1992) to lessen the City's reliance on land filling and fulfill mandates of State law. The SRRE program includes measures to reduce the City's disposable waste stream 25% by 1995 and 50% by the Year 2000. Therefore, the amount of solid waste that was estimated above to be generated with Plan area buildout is considered a worst case analysis since the City's diversion program was not taken into consideration. The city's proposed Plan has a greater residential holding capacity than the proposed Plan which was used during preparation of the SWMP. However, the source reduction programs had not been developed at that time. Projections regarding the lifespan of the County's waste disposal facility as discussed in the 1989 Solid Waste Plan remain unchanged with the adoption of the City of Auburn General Plan.

The Plan estimates residential buildout of the Plan area (City limit and proposed Sphere of Influence in 20-30 years) and the expanded landfill life expectancy will run to approximately 2050 (Placer County Solid Waste Management Plan, p. 130). It would appear that ultimate buildout of the Plan area is provided for since there is adequate capacity for the growth expected during the life of the Plan and ultimate residential buildout. In addition, unlike schools, which will require a set number of sites to serve ultimate Plan area buildout, landfill technology is an evolving science and State-mandated recycling is expected to further reduce landfill input in the future. As a result, it is reasonably assured that waste disposal means will be available to serve full buildout of the Plan area.

Conclusion:

Based on the impact evaluation criteria and discussion above, impacts resulting from an increased demand on solid waste disposal facilities are not expected to be significant. However, it would be appropriate for the Plan to include a policy requiring implementation of the City of Auburn Source Reduction and Recycling Element and protection of the transfer station located in the City's Sphere of Influence.

2. **Increased demand on the Auburn Transfer Station.** The Auburn Transfer Station is located on a five acre site on Shale Ridge Road adjacent to the Auburn Municipal Industrial Park in the north Auburn Area, and owned and operated by the Auburn Placer Disposal Company. Shale Ridge Road

designated Industrial on the Land Use Map. Surrounding lands are also designated Industrial. Existing land uses surrounding the facility include the City of Auburn's airport and other industrial uses. County zoning districts to the west, north and south are C-2, C-3 and Industrial, respectively. The site is on a hillside and hilltop overlooking low, seasonally wet ground and a wrecking yard to the south. To the immediate west lies a large convalescent hospital (Solid Waste Management Plan, p. 105).

The site is permitted to handle 350 tons per day due to installation of a new compactor. According to the adopted 1989 Solid Waste Management Plan, the transfer station has the capacity to meet the refuse disposal needs of the Auburn area for at least twenty years. Twenty years is the life of the Plan, though commercial, Industrial, and multi-family residential buildout may not occur until after the 20-year period. However, it is reasonable to assume that new transfer facilities can be located after that time due to the abundance of Industrial land use designations.

Conclusion:

Based on the impact evaluation criteria and discussion above, impacts resulting from an increased demand on the Auburn Transfer Station are not expected to be significant.

3. **Cumulative impacts — City plus County Plan buildout.** The City and the County both utilize the Western Regional Landfill. Buildout of the two Plan areas at growth rates greater than assumed in the City and County Plans is assumed in the 25-50 year landfill capacity projections for the entire service area (a 3% growth rate was used to determine the landfill life expectancy). As a result, unless projected growth rates in the Plan areas or in the landfill service area as a whole increase substantially over projections, impacts are not expected to be significant.

Conclusion:

Based on the impact evaluation criteria and the discussion above, cumulative impacts are expected to be less than significant.

**Mitigation
Measures**

1. **Increased demand on Western Regional landfill — Add policy requiring implementation of the City's SRRE.**

Effectiveness of Measure: Impacts are expected to be less than significant.

Implementation: Policy addition to final Plan

Mitigation Monitoring: City Community Development Department

2. **Increased demand on the Shale Ridge Road Transfer Station — Add policy protecting transfer station site and surrounding lands from incompatible land uses.**

Effectiveness of Measure: Impacts are expected to be less than significant.

Implementation: Policy addition to final Plan

Mitigation Monitoring: City Community Development Department

3. **Cumulative Impacts, City plus County Plan buildout. None recommended beyond those recommended above.**

Effectiveness of Measure: Impacts are expected to be less than significant.

Implementation: N/A

Mitigation Monitoring: N/A

SEWAGE DISPOSAL

Setting

The City of Auburn provides wastewater collection, treatment, and disposal facilities to the incorporated portions of the Plan area as well as some minor unincorporated areas. The Auburn Wastewater Treatment Facility is located on a 70-acre site west of the City (see Figure 13-3). The treatment plant property is not contiguous to existing City limits and is an incorporated island.

The City Treatment Plant currently serves a population of approximately 10,500 and an area of 4148 acres (QUAD, Treatment Plant Expansion EIR 1992, p. 2-4). The City's current average dry weather flow (ADWF) is 1.0 MGD with peak wet weather flows exceeding 6.0 MGD. The plant is located within Auburn Ravine and is currently permitted to discharge 1.23 MGD into Auburn Ravine Creek.

The City's treatment plant and collection system is operated by a private firm under contract to the City. The City pays approximately \$450,000 per year under the existing contract. According to City Public Works Director Rich Guillen, the City is currently studying the option of operating the sewer system through the Public Works Department. Mr. Guillen indicated a decision on this issue is not expected soon (Guillen, Personal Communication 1/19/93).

Impacts

1. **Increased demand on Auburn's wastewater treatment plant.** The development of the Plan area to full buildout will involve additional urbanization compared to the existing Plan. (See Table 15-1 in Alternatives Chapter for comparison.) It is difficult to accurately predict what the ultimate flow to the plant will be because the boundaries of the treatment plant's service area may change somewhat (through annexations) and because the density of actual development may vary from Plan projections. For planning purposes, Dewante and Stowell Consulting Engineers estimated buildout potential of the City of Auburn and its entire Sphere of Influence. Based on proposed land use designations, buildout of the Plan area could result in a total of 23,710 dwelling units and a population of approximately 55,000 (Auburn Wastewater Treatment Plant Facility Expansion Master Plan EIR, February 1992). At a generation rate of 100 gallons per persons per day, ultimate average dry weather flow (ADWF) could reach 5.5 MGD.

The 5.5 MGD ultimate flow estimate was then used by Dewante and Stowell to prepare the Auburn Wastewater Treatment Plant Facility Expansion Plan (November 1991). In that Master Plan, a program for the staged development of the treatment plant's present capacity of 1.23 MGD to meet the ultimate flow projections of 5.5 MGD is presented. The Master Plan used a 7% district growth rate to determine the staging of plant improvements and the year in which the improvements would be needed. This is considered a worst case analysis by the Master Plan preparers since the growth rate assumed in preparation of the Auburn General Plan was 3%. The table below illustrates when additional Capacity will be needed and under what assumptions:

Table 13-14
AUBURN WASTEWATER TREATMENT PLAN STAGING PLAN

Parameter	Existing	Stage 1 Expansion ^a	Stage 2 Expansion ^b	Stage 3 Expansion ^c
Flow (mgd)				
ADWF ^c	1.0	1.7	3.3	5.5
AWWF ^d	1.8	2.6	4.3	6.8
Peak hourly	10.0	12.1	16.9	23.5
Peak four-day	4.5	6.0	8.6	12.3
^a To accommodate the service area population expected by the end of 1999, not including any part of the Bowman area. Based on 7% annual population growth throughout the service area. ^b To accommodate the service area population expected by the end of 2004, assuming the entire Bowman area is added to the system at the end of 1999. Based on 7% annual population growth throughout the service area. ^c Average Dry Weather Flow. ^d Average Wet Weather Flow. ^e To accommodate the service area population expected by the end of 2012. Based on new potential annexations identified in the 1990-2010 Auburn General Plan (not yet adopted) and 7% annual population growth.				

SOURCE: Dewante and Stowell, Preliminary Draft Auburn Wastewater Treatment Plant Master Plan, November 1991.

Policies and implementation measures in the Plan are designed to permit orderly planning and financing of wastewater system improvements. The projected development rate under the Auburn General Plan should permit sufficient time between system planning and financing of wastewater system improvements. The Plan includes a policy which calls for the City to prepare and maintain a five-year capital improvement program for public facilities (Policy 5.1 p. V-4). This policy will serve to monitor actual growth rates to determine if action needs to be taken to avert public facility impacts. In addition, the City currently collects a Capital Improvement Fee from new developments and is based on projected costs of plant improvements. Mr. Guillen indicated that once the Draft Sewer Master Plan is adopted, the City will review its Sewer Collection Fee to determine if the fee is adequate to finance ultimate capital improvements needed at the plant. These

procedures as well as implementation of the recently completed Sewer Master Plan should serve to avoid significant impacts relating to inadequate sewer facilities as a result of development under the General Plan within existing City limits and the proposed Sphere of Influence.

Conclusion:

Based on the discussion above and impact evaluation criteria, impacts from increased demand on the City of Auburn's Wastewater Treatment Plant are expected to be less than significant.

2. **Impacts due to expansion of the City's Treatment plant.** The City of Auburn's treatment plant and adjacent parcels to the south, are designated Industrial on the proposed Land Use Map. Lands north of the plant are designated Rural Low-Density Residential and the lands to the west are outside the City's proposed Sphere of Influence in the Ophir Community Plan. This area is designated Rural Estate (2.3-5 acre minimum parcel size).

The WWTP is also currently outside the City's existing Sphere of Influence. Existing surrounding land uses include rural estate and residential areas on parcels ranging from one to ten acres in size (Auburn Wastewater Treatment Plant Master Plan EIR, p. 3-53).

The Master Plan and EIR evaluated four separate alternatives to meet future wastewater treatment plant needs under buildout of the Plan. The EIR identified Alternatives 1 and 2 as the environmentally superior alternatives. Each of these alternatives would expand and improve on the existing treatment plant site. All of the potential impacts (i.e., land use compatibility, noise, odor, etc.) identified for Alternatives 1 and 2 were concluded to be significant and mitigatable in the draft Auburn Wastewater Treatment Plant Master Plan EIR (p. 4-5).

Conclusion:

Based on the discussion above and impact evaluation criteria, impacts due to the expansion of the City's treatment plant are expected to be significant but mitigatable.

3. **Impacts related to collection line adequacy/construction.** The City operates a gravity flow collection system to its treatment and disposal facility. The capacity of gravity sewer lines can vary between manholes due to the diameter of the pipe and its slope. According to Public Works Director Rich Guillen, there are areas of the existing system where sewer pipes will need to be enlarged because they will reach capacity at buildout of the City or they are old lines that need reconstructing (Personal Communication 1/19/93). Since urbanization patterns will not differ greatly under the proposed land use designations and because new developments will be required to fund associated collection line improvements and expansion, it is reasonably assured that the collection system will be upgraded as growth occurs. Mr. Guillen indicated the Public Works Department is considering the preparation of a Sewer Collection System Master Plan to identify existing deficiencies and improvements needed. This Master Plan is not expected to be prepared prior to adoption of the City of Auburn General Plan.

Physical impacts can also result from new sewer line installation. Though, in general, sewer lines are located within street rights-of-way, alignments can be located in unpaved areas. Indirect impacts of line construction can include tree and vegetation loss, grading, and associated visual and erosion impacts. Impacts will need to be reviewed on a case-by-case basis. It would be appropriate for the Plan to include a policy calling for mitigation attention to this issue by individual developers and the City Public Works Department.

This discussion applies both to impacts within existing City limits as well as impacts within the City's proposed Sphere of Influence.

Conclusion:

Based on the impact evaluation criteria and discussion above, indirect impacts due to expansion of the sewer line system are considered potentially significant and unmitigatable. Impacts related to collection line adequacy are considered less than significant due to existing City policy.

4. **Health/water quality impacts in areas not suitable for septic systems.** The geology and soil conditions in some portions of the Plan area make it difficult to demonstrate adequate soil conditions for the development of some parcels with on-site wastewater disposal systems. The County Health Department has identified the following locations within the Plan area as needing community sewer facilities in lieu of existing on-site wastewater treatment/disposal facilities (see Figure 13-4).

Of the eight areas identified, none are within the existing City limits. According to City Public Works Director Rich Guillen, current City policy calls for all new development within City limits to connect to the City's wastewater collection and disposal facilities if it is determined by the City and County Environmental Health Department that a significant health risk exists. Any existing residences utilizing on-site sewage disposal that were grandfathered in can be required to connect to the City's system if it is determined by the City that the on-site system poses a risk to water quality and/or public health (Rich Guillen, Personal Communication 1/19/93). Existing development within annexations would be looked at on a case-by-case basis relative to whether or not sewer hook up would be required. These City policies are expected to limit health and water quality impacts that can be expected from the use of on-site septic tank/leachfield disposal systems. However, it would be appropriate for the Plan to contain policies that would require parcels with failing septic systems and potential annexation areas now currently served by the Placer County Sewer Maintenance District (SMD) and in need of sewer system to connect to the City or SMD sewer systems. The SMD currently serves portions of the City's proposed Sphere of Influence area and areas not tributary to the City's plant.

Conclusion:

Based on the discussion above and the impact evaluation criteria, health and water quality impacts resulting from Plan implementation are expected to be less than significant.

5. **Cumulative City plus County Buildout combined.** The present jurisdictional boundaries for the SMD and the City of Auburn do not promote the efficient provisions of wastewater service to the growth projected to occur under both Plans. The present SMD service area includes lands that are topographically tributary to the City of Auburn's wastewater treatment system. Likewise, any potential annexation to the City of land within the SMD's watershed boundary could result in areas topographically tributary to the SMD being sewered by the City.

It would be more appropriate for the natural drainage basin limits (see Fig 13-3) to be used to determine the ultimate service area of the SMD and the City system. Areas within the City's Sphere that would gravity flow to the City's plant should connect to City sewer. However, it should be noted that both wastewater agencies have financially stable revenue/expenditure programs and are fiscally capable of financing needed wastewater system improvements. Thus, it is reasonably assured that adequate facilities will be funded to serve development allowed for under the City Plan and the remaining County portions of the sewer districts which are outside the proposed Sphere of Influence.

Conclusion:

Based on the impact evaluation criteria and discussion above, cumulative impacts from City and County buildout combined are expected to be less than significant. However, it would be appropriate to add a policy calling for a joint planning effort be established between the City and the County to provide the most efficient wastewater service in the Plan area.

6. **Impacts to SMD.** The proposed Sphere of Influence includes areas which are currently sewered by or are within Placer County's Sewer Maintenance District #1 (SMD). Development of this area to full buildout based on the City's proposed Land Use Designations will involve similar urbanization and fewer overall dwelling units densities when compared to the County's proposed Auburn/Bowman Community Plan Land Use designations. It is difficult to accurately predict what the ultimate flow to the SMD plant will be because the boundaries of the District's service area may change somewhat (through annexations) and because the density of actual development may vary from Plan projections. The current SMD service area includes lands that are topographically tributary to the City's plant and any future annexations could result in these areas being severed by the City's Plant. For example, the Bowman area would gravity flow to the City's plant but is currently pumped to the SMD #1 Plant due to jurisdictional boundaries. Thus, the net effect of any potential annexations on the capacity of the SMD plant cannot be determined without further analysis.

For planning purposes, County Special Districts Engineer Warren Tellefson and Assistant District Sanitary Engineer Richard Kai estimated the ultimate future flows to the Joeger Road Treatment Plant that could be expected from buildout of the SMD's existing boundaries and from potential annexations to the SMD (Ultimate Flow & Future Capacity Study, January 7, 1991). Based

on existing land use designations within the SMD, Tellefson and Kai estimated an ultimate flow from the existing SMD to be 2.58 MGD (1.45 MGD existing + 1.13 MGD potential). In addition, they estimated an additional 1994 acres and two schools could be annexed to the District which would add another 0.89 MGD of wastewater flow to the treatment plant. (It should be noted that this area gravity flows to the City but the County is proposing lift stations to utilize the SMD #1 plant.) Combined, the ultimate flow to the SMD's treatment plant is expected to be approximately 3.5 MGD.

The 3.5 MGD ultimate flow estimate was then used by Harris and Associates to prepare a Capacity Expansion Study for the SMD's Wastewater Treatment Plant. In that study, a program for the phased development of the treatment plant to increase the plant's present capacity of 1.62 MGD to meet the ultimate flow projection of 3.5 MGD is presented. The Harris and Associate study used a 5% district growth rate to determine the staging of plant improvements and the year in which the improvements would be needed. This is a higher growth rate than the 3.0% assumed in the Plan. The study predicted additional capacity would be needed by 1993, 1996, 2001, 2004, and 2006 to meet the ultimate flow estimate of 3.5 MGD. According to District Engineer Warren Tellefson, the District's annexation fee of \$2,700 per acre and connection fee of \$2,800 per unit were developed to finance the improvements needed to expand the plant to an ultimate capacity of 3.5 MGD.

However, the City's proposed Plan land use designations in the SMD could increase the volume of wastewater flows over those estimated in SMD's capacity expansion study. This is because the City's Plan increases the potential residential holding capacity of the SMD portion of the City's Sphere of Influence when compared to existing 1979 General Plan land use designations (see Table 15-1 for comparison). The ability of the SMD to expand its plant's capacity beyond the 3.5 MGD is unknown at this time. Mr. Tellefson indicated that an analysis would need to be conducted to determine if physical or environmental constraints would prevent expansion beyond the 3.5 MGD and to determine the ultimate wastewater flows that could be expected within the SMD based on the City's and County's proposed land use designations. The buildout of the Plan area expected within 20 years could be handled by the 3.5 MGD capacity if growth is assumed to be spread evenly throughout the Plan area.

Policies and implementation measures in the Plan are designed to permit orderly planning and financing of wastewater system improvements. It would be appropriate for the Plan to include a policy recommending a joint planning effort and study be conducted between the City and County to provide the most efficient wastewater service in the Plan area (perhaps as an implementing outcome a joint powers authority or an arrangement on City-County contracted service areas.

Conclusion:

Based on the discussion above and impact evaluation criteria, buildout of the City's Sphere of Influence could have significant impacts to the SMD. However, the policies and implementation measures within the Plan are expected to ensure that impacts remain below the significant level.

**Mitigation
Measures**

1. **Increased demand on the City's wastewater treatment plant. No additional measures are recommended**

Effectiveness of Measure: Impacts are expected to be less than significant.

Implementation: N/A

Mitigation Monitoring: N/A

2. **Expansion of the City's treatment plant. Implement measures recommended in the Wastewater Treatment Plant Draft EIR (QUAD, 1992).**

Effectiveness of Measure: The Wastewater Treatment Plant EIR concluded that these measures would mitigate impacts below the significant level.

Implementation: Conditions of plant construction

Mitigation Monitoring: Department of Public Works ongoing oversight

3. **Impacts related to collection line adequacy and construction — Add policy calling for mitigation of these impacts to the degree possible by individual developers and the City Public Works Department.**

Effectiveness of Measure: Cumulative impacts from collection line installation are still expected to be significant, but this measure would serve to assist in reducing impacts.

Implementation: Policy addition to final Plan.

Mitigation Monitoring: Annual Plan progress report.

4. **Health/water quality impacts in areas not suitable for septic systems — Add policy calling for the County Environmental Health Division and the City to work together to identify and strive to provide sewer service to those areas currently using septic systems but are in need of sewer service to protect the health of the community. Require sewerage of these areas if annexation occurs.**

Implementation: Policy addition to final Plan.

Mitigation Monitoring: Annual Plan progress report.

5. **Cumulative City plus County Buildout — The City and County should work toward ultimate sewer jurisdictional boundaries within the City's Sphere of Influence which based on gravity flow.**

Effectiveness of Measure: Impacts are expected to be less than significant; however, this measure will serve to lessen impacts identified.

Implementation: N/A

Mitigation Monitoring: N/A

6. Impacts to the SMD. Add policy recommending a joint planning effort/study be established between the City and county to provide the most efficient wastewater service in the City of Auburn and Auburn/Bowman Community Plan areas.

Effectiveness of Measure: This measure would ensure jurisdictional influences are minimized.

Implementation: Policy addition to final Plan

Mitigation Monitoring: Annual Plan progress report

POLICE PROTECTION

Setting

The Auburn Police Department is responsible for law enforcement within the City limits and maintains informal and formal cooperative service agreements with the Placer County's Sheriff's Department. The Sheriff's Department provides law enforcement for the unincorporated lands in the City's Sphere of Influence. In addition, traffic enforcement and accident investigation in the Sphere of Influence is provided by the California Highway Patrol.

The Auburn Police Department currently has a permanent staff of 28 full time employees, of which 20 are sworn positions and 8 are civilians. The staff includes one police chief, one captain, one lieutenant, four patrol sergeants, two detectives, eleven police officers and eight civilians who perform the duties of secretary, parking enforcement, dispatcher/clerks, and animal control. Department staff is augmented by a reserve officer working vacation relief and two part-time employees, a police services aide, who works 20 hours a week, and a part-time dispatcher who works one day a week. The City population currently served is approximately 10,500 and covers 4,148 acres.

Calls for service are prioritized as follows: priority one calls which include all in-progress felonies or are life threatening are responded to an average time of 3.2 minutes. Priority two calls include all in-progress misdemeanor calls or felony calls where life is not threatened and have an average response time of 6.4 minutes. Priority three calls are all other calls and have an average response time of 10.0 minutes. Response times are well within acceptable national and state standards.

The Department has recently moved into a new 9,000 square foot law enforcement facility. The facility was planned with future growth in mind and is intended to accommodate law enforcement needs of the projected population growth for the Plan area. The new police facility does not include a jail, as all prisoners are lodged at the Placer County Jail which is located within four miles of the city center.

**Additional
Impact
Criteria**

The two approaches used by the Department to determine staffing levels are the ratio of officers to population and the calls from service formula. Calls for service ratios are not used here since the data was not available from the City. The national standard for ratio of officers to population is 1:1,000.

Impacts

1. Increased demand on Auburn Police Department.

- a. **Existing City limits.** The proposed Plan will increase the holding capacity of the City limits when compared to the existing Plan. The Plan estimates that buildout of the existing City limits based on proposed General Plan land use designations will result in an additional population of approximately 13,000 people. Applying the ratio of officers to population of 1:1000, a total of approximately 13 additional sworn personnel would ultimately be required. Assuming development would occur in an orderly manner over the next twenty years (the life of the Plan), officers would need to be added at a rate of approximately one officer every 1.5 years.

Associated with the addition of sworn officers to patrol the Plan area, additional support personnel will be required. Likewise, equipment needs (vehicles and safety equipment) increase as personnel are added. The QUAD Public Facilities report estimated support personnel needs at 25% of sworn officer needs and vehicle needs at one vehicle per five sworn officers.

The City of Auburn Police Department staffing levels currently exceeds established standards with approximately 1.8 officer per 1,000 population. In addition, the number of non-sworn personnel (eight) currently on staff exceeds the standard of one non-sworn personnel for every four sworn officers. According to Auburn Police Chief Mike Morello, implementation of the proposed Plan is not expected to significantly impact the APD. In addition, implementation of policies contained in the Plan that calls for the City to prepare and maintain a five year capital improvement program for public facilities should serve to avoid significant impacts.

Conclusion:

Based on the discussion above and the impact evaluation criteria, impacts are expected to be less than significant.

- b. **Proposed Sphere of Influence.** The City's proposed land use designations for its Sphere of Influence area would result in fewer housing units of this area when compared to the County's land use designations for the proposed Auburn/Bowman Community Plan. The Auburn General Plan estimates buildout of the City's Sphere of Influence will result in a population of approximately 31,000 people. Applying the ratio cited above, buildout of the City's Sphere of Influence would require approximately 31 additional sworn officers. In addition, approximately eight additional non-sworn personnel would be needed at buildout of the proposed Sphere of Influence (one non-sworn personnel per four sworn personnel).

Annexation of developed lands can result in immediate short-term impacts if public facility provisions are not provided for as part of the annexation or existing service levels are impacted. Policies contained within the Auburn General Plan (Policy 10.1 - 10.4) and current staffing levels within the Auburn Police Department should ensure impacts from annexation will be less than significant. Auburn Police Chief Mike Morello indicated the present police facility is adequate to serve the City and Sphere of Influence area without the need of a new substation (personal communication, March 1993).

Conclusion:

Based on the discussion above and the impact evaluation criteria, impacts to the Auburn Police Department from annexation of the City's Sphere of Influence are expected to be less than significant.

2. **Cumulative City plus County buildout.** Because the two entities have their own law enforcement bodies, impacts of areawide growth are not expected to be cumulative in nature. However, if large scale annexations to the City occur, there is the potential for fiscal impacts to affect County agencies. Likewise, as discussed in the Growth Inducing Impacts section of this EIR, large scale retail development in the County could negatively impact downtown businesses and the fiscal basis of the City. As a result, it would be appropriate for the City (and the County) to incorporate a structure for evaluating the fiscal impacts of individual large developments and annexations/Special District boundary adjustments. The County jail is also shared by the two entities. However, jail fees charged the City of Auburn are expected to mitigate the City's contribution of impacts to the County's jail facilities.

Conclusion:

Based on the impact evaluation criteria and discussion above, cumulative impacts are expected to be less than significant.

Mitigation Measures

1. **Increased demand on Auburn Police Department under buildout of the Plan area. None recommended.**

Effectiveness of Measure: Policies and implementation measures contained in the Plan should ensure that impacts remain below the significant level.

Implementation: N/A

Mitigation Monitoring: N/A

2. **Cumulative City plus County buildout — A structure for evaluating fiscal impacts of individual large commercial developments and City annexations Special District boundary adjustments should be incorporated into the Plan implementation measures.**

Effectiveness of Measure: It is unclear whether or not this measure can be reasonably assured or if recommendations which may result from these studies will

be implemented. As a result, impacts are considered potentially significant and unmitigatable.

Implementation: Add policy/implementation measure to final Plan

Mitigation Monitoring: Yearly Plan progress report

WATER SUPPLY

Introduction

It should be noted that in general impacts are not separated between City limits and the proposed Sphere of Influence in this section. This is because the Placer County Water Agency (PCWA) provides domestic water supplies the entire area. Whether or not additional annexations occur will not affect the ability to serve the area's population. In addition, PCWA uses the highest land use densities planned for (County vs City) in planning for future needs.

Setting

Domestic water service for the City of Auburn is provided by the Placer County Water Agency (PCWA). Residents and businesses within the City contract directly with PCWA for service. The City of Auburn does not operate or maintain any portion of the water supply system within the City limits. The City is within PCWA's Upper Zone One water system which includes the unincorporated Auburn/Bowman Community Plan area and portions of the communities of Newcastle and Ophir (see Figure 13-5 for PCWA Upper Zone One Service Area).

PCWA purchases its raw water supply from PG&E's Yuba-Bear water system and has current contracts to purchase up to 55,000 acre feet of water annually from this system. The Bowman and Auburn Water Treatment Plants provide water clarification and chlorine treatment prior to delivery in the Upper Zone One and City of Auburn service areas. The combined production capacity of these two plants is 12 million gallons per day (MGD). During 1992, the maximum daily water demand on the Upper Zone One system was 10.94 MGD, resulting in an excess system capacity of approximately 9%.

The Draft PCWA Upper Zone One Water System Master Plan (January 1993) evaluates six alternatives on how the PCWA should expand system capacity to meet the treated water demands of the Upper Zone One service area during the next twenty years. The following is an excerpt from the Draft Master Plan (p. 2):
[] denotes text added:

The alternatives presented in this report can be separated into two categories: those that construct treatment plant capacity, or those that delay constructing treatment plant capacity. Alternatives 1, 2, 4, and 5 all consider treatment plant expansions at either the Bowman plant site, the Auburn plant site, or a new site in South Auburn. Alternatives 3 and 6 both consider projects that would delay treatment plant expansions within the Auburn/Bowman system.

Alternative 1, constructing 15 mgd of additional treatment plant capacity at the Bowman site, represents the Agency's current plans to increase treatment capacity within the Auburn/Bowman system. Due to growth projections presented in the recently prepared Auburn/Bowman Community Plan which are approximately 30% lower than those projected by the Agency's growth consultant, this alternative is no longer recommended. The level of expansion necessary to meet demands for the next 20 years is approximately 8 mgd.

Alternatives 2, 4, and 5 all consider constructing 8 mgd of additional treatment plant capacity within the Auburn/Bowman system. Of these alternatives, Alternative 2, expanding the Auburn treatment plant [located in the City's existing Sphere of Influence in the Bowman area] by 8 mgd, has the lowest cost considering required system-wide improvements such as transmission pipelines. Another advantage of Alternative 2 is that the Surface Water Treatment Rule (SWTR) improvements could be made to facilitate a later plant expansion, thereby allowing a phased expansion.

Alternatives 3 and 6 include measures that would delay treatment plant expansions within the Auburn/Bowman system. Alternative 3, pumping from the Foothill treatment plant to the Auburn system, considers two variations: short term pumping of up to 2.5 mgd, and long term pumping of up to 8 mgs. Due to the current slow down in developer paid connection fees and resulting shortage of funds available for capital expenditures, short term pumping is recommended to delay constructing permanent treatment plant capacity within the system. The recommended location to construct permanent treatment plant capacity is at the Auburn plant site. Alternative 6, conservation, considers implementing a comprehensive conservation plan designed to achieve a 5% reduction in treated water demands, phased over 3 years. This alternative will also delay constructing permanent plant capacity within the system and is recommended in conjunction with Alternative 3 due to its low initial cost and efficient use of public resources.

In summary, it is recommended that the Agency proceed with implementing Alternatives 2, 3, and 6. Of the alternatives presented within this report, these alternatives are the most cost effective and would allow the Agency to meet the treated water demands of the Auburn/Bowman service area for the next 20 years.

In addition to PCWA, the Nevada Irrigation District (NID) serves approximately 1800 customers in the North Auburn area, both east and west of Highway 49. This area includes land within the existing and proposed Sphere of Influence area. The District itself covers portions of three counties and provides both agricultural and domestic water service. The District's Locksley Lane treatment plant has a current capacity of treating 4.0 million gallons per day. The expansion of the plant to 6 mgd is being designed and should be complete in 1994 (Vern Smith, personal communication 5/4/92). The District system is intertied at two locations with the PCWA system.

Impacts

1. Increased demand on surface water supplies and facilities. The Draft PCWA Master Plan (January 1993) estimates future demand in the Upper Zone One service area will be 18 mgd. This estimate is based on the proposed land use

designations in the Draft City of Auburn General Plan (City Limits and proposed Sphere of Influence) and the Draft Auburn/Bowman Community Plan (for the remainder of the Auburn/Bowman area). The Master Plan did not provide a spatial analysis of the demand that will be created specifically within each Planning area. Therefore, this analysis evaluates overall impacts that can be expected within PCWA Upper Zone One service area buildout under the City of Auburn General Plan and the Auburn/Bowman Community Plan areas for the next 20 years.

PCWA Engineer Brent Smith indicated that existing water rights from PG&E are sufficient to serve ultimate buildout of both Planning areas (Smith, Personal Communication, 1/14/93). However, Mr. Smith indicated that the treatment plants serving the Upper Zone One service area do not have sufficient capacity to meet future needs. PCWA estimates the approximately 9% of remaining capacity in Upper Zone One could be exhausted by 1997 at a growth rate of 3% and by 1999 at a growth rate of 2.1%. (The City grew at 3.5% annually from 1985-1990, General Plan, p. VI-7.) The PCWA Master Plan was prepared to evaluate the alternatives available to PCWA to meet these future demand projections. The higher 3% growth rate was assumed for short-term needs.

The following is an excerpt from the Draft Water Master Plan (January, 1993) which recommends steps that should be taken to provide treated water to the City of Auburn and the Upper Zone One water service area:

How to Proceed - The following steps should be taken within the next three years if the Board decides to proceed with the recommendations of this report:

- 1993 - Adopt the findings and recommendations of this report and incorporate the recommendations into the Zone 1 Master Plan currently being prepared by Nolte and Associates and immediately proceed with all CEQA work necessary for adoption of the plan.
- 1993 - Cancel the contract with Psomas/Montgomery for the design of a 15 mgd expansion at the Bowman plant site.
- 1993 - Prepare an engineering and predesign report that would:
 1. Develop an implementation plan for the SWTR at the Auburn plant site.
 2. Make recommendations on integrating a future plant expansion into the SWTR improvements.
 3. Provide cost estimates for the SWTR improvements and the capacity expansion.
 4. Provide a schedule for completion of the SWTR improvements and the capacity expansion.
- 1993 - Complete a rate analysis and adopt new water rates that would encourage conservation in conformance with Best Management decision 1630.
- 1994 - Implement a comprehensive conservation program designed to achieve a 5% reduction which includes hiring a conservation technician,

expanding the existing educational program, and initiating a fixture retrofit and replacement program.

- 1994 - Complete the first phase of providing Foothill treatment capacity to Auburn by completing the Foothill/Newcastle pipeline and pump station.
- 1994 - Complete the SWTR improvements necessary at the Auburn plant while at the same time allowing for a future capacity expansion of 8 mgd.

PCWA proposes to finance the planned treatment plant expansion and/or short term pumping alternative from current cash reserves and from loan instruments based on developer fees and rates. Current and past PCWA fees are presented below:

Table 13-15
PCWA HOOK-UP CHARGE AND WATER USE RATE TREND

Year	Hookup	PCWA Mo. Use Rate
1992	\$3,670	\$15.94
1991	\$3,418	\$14.61
1990	\$3,418	\$14.61
1989	\$3,250	\$14.12
1988	\$2,500	\$13.51

SOURCE: Placer County Water Agency

According to PCWA Engineer Brent Smith, impact mitigation fees are set based on future expansion expected and the projected volume of new customers. To date, these fees have been adequate to finance capital improvements needed to handle new growth.

To summarize:

- It appears that adequate supplies are available to serve the City of Auburn and the Auburn/Bowman water system area per the proposed Land Use Plans.
- It appears that adequate facilities are planned to serve area growth by PCWA.
- It appears that new development fees are adequate to fund capital improvements needed as a direct result of new growth.

Conclusion:

Based on the impact evaluation criteria and the analysis above, buildout of the City of Auburn General Plan area is not expected to have a significant impact on the Placer County Water Agency.

2. Impacts related to new water system facilities. New water lines and treatment facilities will be necessary to provide for growth per the proposed Plan. Though, in general, water lines are located within street rights-of-way alignments can be located in unpaved areas. Potential indirect impacts of

line construction can occur including tree and vegetation loss, grading, and associated visual and erosion impacts. Water treatment plants can include visual and noise impacts. PCWA will have to prepare an EIR once the Master Plan is completed. In general, treatment plants are not highly impacting. Impacts will need to be reviewed on a case-by-case basis. It would be appropriate for the Plan to include a policy calling for mitigation attention to this issue by individual developers and the City Public Works Department.

Conclusion:

Based on the impact evaluation criteria and discussion above, indirect impacts due to expansion of the water line and treatment system are considered potentially significant but mitigatable.

3. **Cumulative impacts - City plus County buildout combined.** Since PCWA serves both the incorporated and unincorporated areas cumulative impacts are of particular concern. In addition, the Nevada Irrigation District (NID) serves a portion of the City's northern Sphere of Influence and the Christian Valley Community Services District (CVCSD) services a portion of the Auburn/Bowman Community Plan area. Figure 13-5 shows the water service area boundaries of these agencies.

The Quad Public Facilities report prepared for the Auburn/ Bowman Community Plan (September 1991) estimated that both Plan areas would create an ultimate demand for 34 mgd of domestic water supply. The Draft PCWA Water System Master Plan (January 1993) estimates total buildout of both Plan areas will create a demand for 27 mgd. The lower estimate used by PCWA reflects each Plan's proposed land use designations. The QUAD report did not have this specific information when their analysis was performed.

PCWA owns water rights for a combined population of up to 72,000 in the City/County Plan areas. Ultimate buildout under the two Plans could result in a population of 57,437 (assuming 22,520 in City limits not including their Sphere of Influence). The three water supply agencies in both Plan areas have the following improvement programs intended to meet ultimate demand:

NID's current planning program anticipates serving 4,148 customers in their North Auburn service area at buildout of the existing General Plan land use designations. With 1,800 existing connections, the NID North Auburn service area is currently being planned to provide service to an additional 2,348 customers based on their existing Master Plan. Based on existing connection rates in their service area the 2,348 available connections represents approximately 28 years of capacity (based on 84.2 connections per year averaged from 1986-1991).

The District's Water Supply Master Plan for North Auburn prepared in 1987 is proposed to be updated again after the City and County land use Plans are adopted. However, according to NID Manager Ed Neuharth, the District's raw water supply is sufficient to meet buildout of the North Auburn area (Neuharth, Personal Communication 7/21/93). At this time it is not known

~~whether or not ultimate Plan buildout can be provided for in the NID service area. However, NID is intertied with PCWA in two locations in the North Auburn area and therefore could receive surplus PCWA water if their own supplies prove to be inadequate.~~

Conclusion:

Based on the impact evaluation criteria and analysis above, cumulative impacts are expected to be less than significant.

Mitigation Measures

1. Increased demand on water system supplies/facilities-No additional measures are recommended.
2. Impacts related to construction of new water system facilities - Add policy calling for mitigation of these impacts to the degree possible by individual developers and the City Public Works Department.

Effectiveness of Measure: Impacts from new construction of water lines are still expected to be significant, but this policy would serve to assist in reducing impact levels

Implementation: Policy addition in final Plan

Mitigation Monitoring: Department of Public Works review of Improvement Plans

3. Cumulative impacts - City plus County buildout combined. Add implementation measure requiring that development impact fees be adjusted annually to ensure that new development fully pays for the cost of needed services and facilities.

Effectiveness of Measure: This measure will ensure that impacts from new developments will be fully mitigated.

Implementation: Policy addition to final Plan

Mitigation Monitoring: Yearly progress report

FIRE PROTECTION

Setting

Fire protection services are currently provided to the Plan area by the City of Auburn Volunteer Fire Department (AFD), the California Department of Forestry, the Placer Foothills Consolidated Fire Protection District (Consolidated), and the Newcastle Fire District (NFD). Figure 13-6 shows the present service areas of the fire protection agencies and existing and proposed station locations.

City Limits

Auburn Fire Department The AFD provides primary response to all areas within the City limits except the recently annexed Oak Ridge Way/Luther Road area. The four fire stations currently serving the City of Auburn are:

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1. Martin Park Station, 485 High Street and El Dorado Street
2. Gietzen Station, 226 Sacramento Street
3. Maidu Station, 901 Auburn Folsom Road and Maidu Drive
4. Airport/Industrial Station, New Airport Road and Earhart Avenue

The AFD stations have been situated throughout the City limits to allow the primary response station to be within a five mile driving distance to all parts of the City. This travel distance standard has allowed the City to maintain an Insurance Service Organization (ISO) Rating of 4 (on a scale of 1-10, with 1 being the best rating) for all areas serviced by community water systems.

The Department operates 12 fire engines, one aerial ladder based on an engine chassis (Quint) and one rescue truck. The AFD is staffed by two full-time fire service personnel, a Fire Chief/Fire Marshall and an Assistant Fire Chief. In addition to the Fire Chief/Fire Marshall and Assistant Fire Chief, there are 45 volunteer fire suppression personnel. All AFD staff are trained in emergency medical techniques (EMTs).

Sphere of Influence

Placer Foothills Consolidated Fire Protection District The Consolidated Fire District serves all of the City's Sphere of Influence area generally west and north of the City of Auburn. In addition, Consolidated provides primary response to a portion of the City recently annexed in the Oak Ridge Way/Luther Road area (See Figure 13-6 for District boundaries). Consolidated's fire stations serving the Plan area are:

Table 13-16 PLACER FOOTHILLS CONSOLIDATED FIRE PROTECTION DISTRICT STATIONS AND LOCATIONS

- Station #1: 11645 Atwood Road - North Auburn
- Station #2: 9305 Crater Hill Road - Ophir
- Station #3: 12990 Luther Road - Bowman
- Station #4: 6150 Grass Valley Highway - North Auburn

The four fire stations have been situated throughout the District's service area to allow the primary response station to be within a five-mile driving distance. This travel distance standard has allowed the District to maintain an Insurance Service Organization (ISO) rating of 4 (on a scale of 1 through 10, with 1 being the best rating) for all urban areas served by community water systems.

The District owns and operates six fire engines, four specialized wildland/grassland trucks, three water tankers, one rescue unit and two 100' aerial trucks, and employs 55 firefighters. In addition to the Fire Chief and administrative assistant, there are 7 full-time and 13 part-time firefighters together with 35 paid volunteers.

California Department of Forestry. The California Department of Forestry and Fire Protection (CDF) has primary responsibility for fire suppression and fire prevention services throughout the mountainous regions of California. While the CDF is basically devoted to providing state-mandated wildland fire protection, it also provides contract fire service protection to individual counties.

With one fire truck assigned from the Placer Ranger Unit Headquarters located in the Bowman area at Lincoln Way and Rhodes Krueger Drive, within the proposed Sphere of Influence, the CDF serves the Bowman area and the southern portion of the Plan area. Under contract with Placer County to provide urban fire services to these areas, the CDF relies on automatic aid from the Auburn Fire Department, the Placer Foothills Consolidated Fire Protection District, and the Newcastle Fire Protection District.

With the automatic aid agreements and available water, the Bowman area has an ISO rating of 4. The Southern Plan area, which is outside the five mile driving distance from the CDF station at Bowman, is not rated by the ISO. In rural areas, fire stations are generally located within a five-mile driving distance from developed areas. However, there are no specific standards set forth by State or federal agencies for such areas.

Newcastle Fire Protection District. A small portion of the Plan area is within the Newcastle Fire Protection District. This area includes the Auburn Indian Rancheria, an unincorporated island situated in the southwestern portion of the City of Auburn, and also includes lands along Indian Hill Road just west of the Auburn city limits.

Located in the community of Newcastle, the fire station is situated at the intersection of Newcastle Road and Indian Hill Road, approximately 1.5 miles west of the Auburn City limits. With six part-time paid fire suppression personnel, four fire engines, one water tanker and a rescue truck, an ISO rating of 7 has been established for the District.

Impacts

1. Increased demand on fire protection services with buildout of the Plan area.

Existing City Limits

Auburn Fire Department. Existing fire protection services within the City of Auburn, with staffing levels and response times well within accepted standards, are generally adequate to meet present demands. However, as the City of Auburn continues to grow in population and through annexations, the AFD will need to add additional paid and volunteer firefighters, new stations, and add or replace firefighting equipment. In particular, Chief Howard Leal indicated the AFD will need to increase its aerial capabilities, improve its fire hydrant system, improve the Auburn Airport fire station and add new fire stations in the following locations:

- Palm Avenue/Nevada Street area
- Bowman area near Foresthill Road and I-80, or at Bowman Road north of Luther Road on west side of I-80, or at the Department of Forestry Station

Note: These sites are not designated on the City's proposed Land Use Map.

According to AFD Chief Howard Leal, the Department has been able to offset impacts from incremental growth by requiring payment of an impact mitigation fee, strictly enforcing building standards, maintaining fire flow.

requirements for new development, requiring use of fire retardant construction material, enforcing the City's sprinkler ordinance, requiring minimum street widths and maintaining mutual aid agreements with neighboring fire districts. While these measures have been adequate in the past to offset impacts from new development, Chief Leal indicated the AFD does not have the additional funding necessary to prepare a long range capital improvement study for the Department. In particular, the AFD needs to prepare a Fire Hydrant Master Plan to identify existing deficiencies and ways of improving the system (Chief Leal, Personal Communication, 1/20/93).

It should be noted that the Plan includes a policy requiring the City to "prepare and maintain a five-year capital improvement program for public facilities" (p. V-4). In addition, the proposed Plan contains policies that will provide support to the AFD in its efforts to strictly enforce adopted measures that offset impacts to the AFD from incremental growth. Chief Leal does not expect implementation of the proposed Plan to significantly impact the AFD. However, it would be appropriate for the Plan to include an implementation measure requiring that development impact fees be adjusted regularly to ensure that new development fully pays for the cost of needed services and facilities.

Proposed Sphere of Influence

Northern Plan area ~ Placer Foothills Consolidated Fire Protection District. The City of Auburn's proposed land use designations and densities for the portion of the City served by the Consolidated Fire District are consistent with existing land use designations. Therefore, buildout of the existing City limits is not expected to adversely impact the consolidated Fire District.

The City's proposed land use designations for its existing and proposed Sphere of Influence within the Consolidated Fire District boundary is not expected to increase the potential holding capacity of this area. An agreement between Consolidated and the City permits annexation of District lands to the City to remain with the Consolidated Fire District. It should be noted that fire protection impacts will be similar to those expected under the existing Plan, or the proposed Auburn/ Bowman Community Plan. Impacts will result from incremental growth guided by any of the three Plans as discussed below.

The Consolidated Fire District will need to add additional paid and volunteer firefighters in addition to adding/replacing firefighting equipment with buildout of the Plan area. The District will need specialized equipment and manpower to meet changes in fire protection demand. In particular, hazardous materials response capabilities will need to be improved as well as aerial capabilities if maximum structure height is increased.

According to District Chief Ron Wright, the District charges an annual Fire Suppression fee of \$48/single family, \$24/mobile homes, and 5 ¢/sq. ft. for commercial buildings with a maximum fee of \$300 for commercial buildings with sprinklers and \$600 for buildings without sprinklers. This fee has been adequate to fund personnel and equipment needs as a result of incremental

growth. Mr. Wright also indicated that the land use distribution proposed in the Plan is not expected to result in a need for additional stations or relocation of fire stations in the District over the 20 year Plan period or at ultimate buildout. However, annexations to the District could require relocation of station(s) as needed to serve the new areas.

Because of the City's agreement with the District, fiscal impacts are not expected to result as a result of annexations to the City.

Bowman area. The present level of fire protection service in this portion of the City's Sphere of Influence northeast of Auburn does not meet the generally accepted fire standards available to the other portions of the Plan area; any further buildout of this area (as proposed in both the City and County plans) without adequate fire protection provisions could have significant adverse impacts. CDF Ranger Unit Chief indicated that CDF could provide additional urban type fire protection services to the Bowman area if Placer County would contract for the higher level of service.

It should be noted that the Auburn/Bowman Community Plan Public Services/Public Facilities Study (QUAD, September 1991) indicates that annexation of the east I-80 area to the City would also result in improved fire protection services to the Bowman area (QUAD Report, p. 4-5). This is primarily due to the existing AFD Martin Park Fire Station presently located at the High Street/Highway 49/El Dorado Street interchange. Alternatively, the QUAD study indicated that this area could be annexed to the Consolidated Fire District if the City does not pursue annexation of this area. However, response time would be faster from the City's Martin Park Station.

Because the area is not served by Placer Foothills Consolidated, fiscal impacts to the District would not result if the area is annexed to the City. City Fire Chief Howard Leal has indicated that his department can accommodate annexations consistent with the proposed Plan based on past incremental budget increases.

Southern Plan area. This portion of the City's Sphere of Influence is currently served by both the CDF through a contract with Placer County and the Newcastle Fire Protection District (NFD) (see Figure 13-6 for current service area boundaries). The proposed land use designations for the area served by CDF will increase the holding capacity of this area. CDF Ranger Unit Chief Hank Weston indicated CDF can provide an increased level of service if the area of Placer County contracts for it.

The land use designations for the portion of the Plan area served by the Newcastle Fire Protection District will not change from existing designations. NFPD Chief Ray Vega indicated the District has adequate equipment and personnel to continue serving their portion of the Plan area and does not expect any adverse impact from Plan implementation.

The public facility report prepared by Quad Consultants (1991) for the Placer County Planning Department contained the following recommendation for fire protection services in the southern portion of the Plan area (pp. 4-3 to 4-5,

In the Southwestern portion of the Plan area the Newcastle Fire Protection District and/or the Auburn Fire Department provide a reasonable level of service, although it would be more logical for the area, including the Indian Rancheria, to be served exclusively by the City of Auburn.

Although the Newcastle Fire Protect District can serve the southwestern portion of the Plan area, as development occurs, the City of Auburn should extend fire protection to this territory. City fire protection service has been significantly improved in the southern portion of the community with recent construction of the City's Maidu Fire Station located at the northeast corner of Auburn Folsom Road and Maidu Drive. Response time from this station would not exceed 5 minutes.

According to NFPD Chief Ray Vega, the revenue loss which would result in a transfer of service from the NFPD to the AFD would not financially impact his district. However, Mr. Vega, likewise, does not feel continued service to the Rancheria will impact the NFPD primarily because of the adequacy of the District's fee structure. In addition, AFD Fire Chief Howard Leal has indicated that his department can accommodate annexations consistent with the proposed Plan based on past incremental funding increases.

Conclusion:

Based on the impact evaluation criteria and discussion above, implementation of the proposed Plan is not expected to result in significant impacts to any of the fire protection districts. The impact mitigation fees and annual fire suppression fees appear to be adequate to meet the growing demands in each district. However, it would be appropriate for the Plan to call for a higher level of fire protection in the southern Plan area and in the Bowman area via annexation to the two fire districts. A policy calling for fee adjustments as necessary would also be appropriate. (See Mitigation Measures section.)

2. **Wildland fire hazard.** The undeveloped portions of the City's Sphere of Influence include areas of high fire hazard. This hazard is based on the combination of highly flammable vegetation, steep terrain, extremely dry climate and the presence of structures. Figure 13-7 shows the location of areas that have potential for extreme, high and moderate fire hazard.

The proposed Plan would serve to reduce wildland fire potential by designating extreme fire hazard areas open space or for low density land uses. In addition, the Plan contains policies that discourage development in extreme fire risk areas, require local fire agencies to review development plans for fire safety and require adequate water supplies as conditions of approval.

However, there are a couple of areas designated for urban densities which may be inconsistent with these policies. For example, the area north of Luther Road and east of Oak Ridge Way has been designated as an extreme fire hazard area by CDF but contains medium density land use designations. However, it is assumed that the densities proposed will reduce wildland fire hazard in this area. In addition, the Southwest Specific Plan and Baltimore Ravine areas have been designated as an extreme fire hazard area by CDF. The Urban Reserve Designation could eventually allow medium to high density development and place a large number of structures at risk if open areas remain. This issue will be analyzed through the Specific Plan required for this area.

The State Responsibility Area (SRA) Fire Safe Regulations provide fire safe standards for areas protected by CDF that include emergency access, signing and building numbering, private water supply reserves for emergency fire use, and vegetation modification. These regulations do not set minimum lot sizes in the various fire hazard classifications. The SRA regulation will ensure wildland fire potential is evaluated when development proposals are received.

Conclusion:

Based on the discussion above and the impact evaluation criteria, significant wildland fire hazards will remain with buildout of the proposed Plan that currently exist. However, Plan policies and City regulations should reduce the potential for wildland fire hazards in the urban areas proposed in the Plan. Therefore, impacts are considered significant but mitigatable.

3. **Cumulative impacts - City plus County Buildout.** As annexations occur, fiscal impacts due to loss of funding to the surrounding fire districts could result in reduced ability to serve the unincorporated area. However an existing agreement between the City and the Consolidated Fire District allows fire protection after annexation to remain with the Consolidated. The Newcastle Fire Protection District includes all small portions of the City's Sphere of Influence area including all of Shirland Tract, Indian Hill Road, and the Indian Rancheria. Chief Vega indicated that the revenue loss that would result from a transfer of service from the NFPD to AFD would not financially impact his District.

Conclusion:

Based on the discussion above, impacts are expected to be less than significant.

**Mitigation
Measures**

1. Increased demand on fire protection services

- a. **Add policy supporting higher level of fire protection service in southern Plan area and Bowman area.** This policy could be implemented by supporting the annexation of the southern area to the Auburn Fire District, the southern area "island" to the City's responsibility, and Bowman area to the Auburn Fire Department or

Consolidated District. Annexation of the Bowman area to the Consolidated District would also necessitate the designation on the Land Use Map of a new fire station site (to relocate the Luther stations). Alternatively, implementation of a higher fire protection standard could be undertaken by contract with CDF in the Bowman area and the Southern Plan area.

- b. Add designations on the Land Use Map of new fire station sites currently being evaluated by the Auburn Fire Department.
- c. Add implementation measure requiring that development impact fees be adjusted annually to ensure that new development fully pays for the cost of providing services and facilities and that the City should adopt fee similar to the consolidated fee to ensure maintenance of ISO ratings.

Effectiveness of Measure: These measures are not required to reduce impacts below the significant level, however, they would address the impacts identified.

Implementation: Revisions to final Plan and Land Use Map

Mitigation Monitoring: Annual Plan progress report

- 2. Wildland fire hazard exposure — Add policy requiring implementation of CDF fire safe regulations and Fire Department review of all development proposals.

Effectiveness of Measures: These measures are required to reduce impacts from development in high and extreme fire hazard areas to acceptable levels.

Implementation: Revisions to final Plan

Mitigation Monitoring: City of Auburn, Consolidated, CDF, and Newcastle Fire Districts

- 3. City plus County buildout - No addition measures needed.

Effectiveness of Measure: N/A

Implementation: N/A

Mitigation Monitoring: N/A

The following discussion from Final-59 resulted from changes made by the Planning Commission to the draft Plan.

Ref: Final EIR, p.59
The land use designation changes made by the City of Auburn Planning Commission will incrementally increase demand on all public facility providers over that estimated in the DEIR. These changes alone are not expected to change any of the conclusions contained in the Public Facilities section of the DEIR or result in impacts substantially greater than originally expected. The net effect of the changes will be to increase the potential number of dwelling units in the Plan area by approximately 230 units. Implementation of Plan policies would be needed to assure potentially significant impacts are mitigated to a less than significant level.